



# Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

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.

<b>Office Use Only:</b> Transaction #: _____		Planning Coordinator: _____	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision transaction #: <u>SUB-0029-2020</u>	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Sketch transaction #: _____	
<input checked="" type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: <u>Z-35-19; Z-34-19</u>	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: <u>Broadstone Oak City</u>			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): <u>2815 Capital Blvd and 2920 Glenridge Dr</u>			
Site P.I.N.(s): <u>1715930251; 1715839651</u>			
Please describe the scope of work. Include any additions, expansions, and change of use. <u>4 proposed apartment buildings (approximately 328 units) with associated parking, amenity areas, and the construction of the new public street "Alloy Street."</u>			
Current Property Owner/Developer Contact Name: <u>Kristin Vinesett, Development Associate</u> <b>NOTE: please attach purchase agreement when submitting this form.</b>			
Company: <u>Alliance Realty Partners, LLC</u>		Title: <u>Development Associate</u>	
Address: <u>200 Providence Road, Suite 250, Charlotte NC 28207</u>			
Phone #: <u>980-214-1837</u>		Email: <u>kvinesett@allresco.com</u>	
Applicant Name: <u>Gray Harrell</u>			
Company: <u>McAdams</u>		Address: <u>One Glenwood Ave, Raleigh, NC 27603</u>	
Phone #: <u>919-823-4300</u>		Email: <u>harrell@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-GR-CU (Z-35-19) RX-4-CU (Z-34-19)	Existing gross floor area (not to be demolished): 0
Gross site acreage: 12.99 Acres	Existing gross floor area to be demolished: All existing to be demolished, none to remain
# of parking spaces required: 460	New gross floor area: 360,136 sf
# of parking spaces proposed: 492	Total sf gross (to remain and new): 360,136 sf
Overlay District (if applicable): None	Proposed # of buildings: 5
Existing use (UDO 6.1.4): Vacant Hotel	Proposed # of stories for each: 4 (Bldg 1-4), 1 (Bldg 5)
Proposed use (UDO 6.1.4): Residential Apartments	

**STORMWATER INFORMATION**

Existing Impervious Surface: Acres: <u>5.67</u> Square Feet: <u>246,908</u>	Proposed Impervious Surface: Acres: <u>8.01</u> Square Feet: <u>348,795</u>
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Alluvial soils: _____ Flood stu _____ FEMA Map Panel #: _____	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**RESIDENTIAL DEVELOPMENTS**

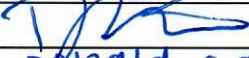
Total # of dwelling units: 328	Total # of hotel units:
# of bedroom units: 1br: 246    2br: 66    3br: 16	4br or more:
# of lots: 2	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**SIGNATURE BLOCK**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate Gray Harrell (McAdams) to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me 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: <u>6/30/2020</u>
Printed Name: <u>Donald Santos</u>	

# BROADSTONE OAK CITY

DEVELOPMENT SERVICES  
Administrative Site Review Application  
Development Services Customer Service Center • One Exchange Plaza, Suite 401 Raleigh, NC 27601 919-996-2065



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 12.2.2. Please check the appropriate building type and indicate the plan checklist documents when submitting.

Office Use Only: Transaction #	Planning Coordinator
<b>Building Type</b> <input type="checkbox"/> Detached <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<b>Site Transaction History</b> Subdivision transaction # SUB-0025-2020 Blotch transaction #: Certificate of Appropriateness #: Board of Adjustment #: Zoning Case # Z-35-19, Z-34-19 Administrative Alterance #:
<b>GENERAL INFORMATION</b> Development name: Broadstone Oak City - Administrative Site Review Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Property address(es): 2815 Capital Blvd and 2920 Glenridge Dr Site # (N/A): 1715930251; 1715839651 Please describe the scope of work: include any additions, expansions, and change of use. # proposed apartment buildings (approximately 326 units) with associated parking, amenity areas, and the construction of the new public street "Alloy Street." Current Property Owner/Developer Contact Name: Kristin Virasatt, Development Associate NOTE: please attach purchase agreement when submitting this form. Company: Alliance Realty Partners, LLC Title: Development Associate Address: 200 Providence Road, Suite 250, Charlotte, NC 28207 Phone #: 980-214-1837 Email: kvirasatt@allresco.com Applicant Name: Gray Harrell Company: McAdams Address: One Glenwood Ave, Raleigh, NC 27603 Phone #: 919-923-4300 Email: harrell@mcadamsco.com	

2815 CAPITAL BOULEVARD  
RALEIGH, NORTH CAROLINA 27604

## CONSOLIDATED PLAN REVIEW CITY OF RALEIGH CASE #: ASR-0048-2020 CITY OF RALEIGH CASE #: SPR-0230-2020

PROJECT NUMBER: ALL-19020  
REVISED: DECEMBER 7, 2020  
REVISED: DECEMBER 22, 2020  
REVISED: JANUARY 6, 2021

### ARCHITECTURAL SHEET INDEX

SD1.00	OVERALL AMENITY KEY PLAN
SD2.00	AMENITY DETAILS
LP1.00	OVERALL SITE LANDSCAPE PLAN
LP1.10	OVERALL LANDSCAPE PLAN-LOT 1
LP1.20	OVERALL LANDSCAPE PLAN-LOT 2
LP2.00	PLANT SCHEDULE AND DETAILS
A-0	AVERAGE GRADE CALCULATIONS
A-1	BUILDING 1 ELEVATIONS
A-2	BUILDING 1 ELEVATIONS
A-3	BUILDING 2 ELEVATIONS
A-4	BUILDING 2 ELEVATIONS
A-5	BUILDING 3 ELEVATIONS
A-6	BUILDING 3 ELEVATIONS
A-7	BUILDING 4 ELEVATIONS
A-8	BUILDING 4 ELEVATIONS
A-9	CLUBHOUSE ELEVATIONS
A-10	CLUBHOUSE ELEVATIONS
A-11	MAIL KIOSK ELEVATIONS
A-12	BUILDINGS SECTIONS

### SITE DATA

SITE ADDRESS:	2815 CAPITAL BLVD, RALEIGH NORTH CAROLINA 27604 2920 GLENRIDGE DR, RALEIGH NORTH CAROLINA 27609
PARCEL PIN NUMBER:	1715930251, 1715839651
EXISTING ZONING:	CX-5-GR-CU (REZONING CASE #Z-35-19) RX-4-CU (REZONING CASE #Z-34-19)
OVERLAY DISTRICT:	NONE
BLOCK PERIMETER:	PER Z-35-19, THE BLOCK PERIMETER REQUIREMENTS OF §8.3.2.A OF THE UDO SHALL NOT BE APPLICABLE TO THE PROPERTY, AND THE APPLICABLE MAXIMUM BLOCK PERIMETER SHALL BE 4,550 FEET.
WATERSHED:	CRABTREE CREEK
FLOODPLAIN/FIRM PANEL:	ZONE X/ PANEL: 37024317151
SITE AREA:	GROSS SITE AREA: 12.99 ACRES RIGHT-OF-WAY DEDICATION: 1.25 ACRES NET SITE AREA: 11.74 ACRES
TREE CONSERVATION	REQUIRED: 1.17 ACRES (10%) PROVIDED: 1.18 ACRES (10%)
VEHICLE PARKING	LOT 1 1-BR (198 UNITS) 198 SPACES (1.0 PER UNIT) 2-BR (41 UNITS) 41 SPACES (1.0 PER UNIT) 3-BR (8 UNITS) 8 SPACES (1.0 PER UNIT) CLUBHOUSE (6,507) 13 SPACES (1.0 PER 500 SF) MAIL/MAINT. BLDG (932 SF) 2 SPACES (1.0 PER 500 SF) TOTAL: 267 REQUIRED: 246 SPACES (1st 16 DWELLING UNITS EXEMPT) PROVIDED: 281 FULL SIZE SPACES 355 TOTAL SPACES
BICYCLE PARKING	LOT 1 REQUIRED: 14 (1 SPACE/20 UNITS) PROVIDED: 14 LOT 2 REQUIRED: 4 (1 SPACE/20 UNITS) PROVIDED: 4
BUILD-TO	REQUIRED ALONG CAPITAL BLVD (LOT1): 227 LF OF 454 LF FRONTAGE (50%), 20'-50' REQUIRED ALONG ALLOY ST (LOT 1): 202 LF OF 577 LF FRONTAGE (35%), 20'-50' REQUIRED ALONG ALLOY ST (LOT 2): 273 LF OF 390 LF FRONTAGE (70%), 10'-55'  PROVIDED ALONG CAPITAL BLVD (LOT1): 239.7 LF OF 454 LF FRONTAGE (52.8%) PROVIDED ALONG ALLOY ST (LOT 1): 206.4 LF OF 577 LF FRONTAGE (35.8%) PROVIDED ALONG ALLOY ST (LOT 2): 274.8 LF OF 390 LF FRONTAGE (70.5%)

### RETAINING WALL PLANS

- G-1 COVER SHEET
- B-1 NC BUILDING CODE SUMMARY SHEET INFORMATION
- B-2 NC BUILDING CODE SUMMARY SHEET INFORMATION
- B-3 NC BUILDING CODE SUMMARY SHEET INFORMATION
- C-1 SPECIFICATIONS
- C-2 RETAINING WALL SITE PLAN
- C-3 RETAINING WALL PROFILE #1 & #2
- C-4 RETAINING WALL PROFILE #2 (CONTINUED) THRU #4
- C-5 RETAINING WALL PROFILE #4 (CONTINUED) & #5
- C-6 RETAINING WALL PROFILE #6 & #7
- C-8 RETAINING WALL PROFILE #8 & #9
- C-9 RETAINING WALL PROFILE #10
- C-10 DETAIL SHEET - 1 OF 2
- C-11 DETAIL SHEET - 2 OF 2

\* RETAINING WALLS #2 & #7 ARE DESIGNED AND PERMITTED UNDER SPR-0233-2020

### PUBLIC IMPROVEMENTS QUANTITIES

PHASE NUMBER(S)	N/A
NUMBER OF LOT(S)	5
LOT NUMBER(S) BY PHASE	N/A
NUMBER OF UNITS	335
LIVABLE BUILDINGS	5
OPEN SPACE?	YES
NUMBER OF OPEN SPACE LOTS:	3
PUBLIC WATER (LF)	0
PUBLIC SEWER (LF)	0
PRIVATE SEWER (LF)	518
PUBLIC STREET (LF) - FULL	0
PUBLIC STREET (LF) - PARTIAL	0
PUBLIC SIDEWALK (LF)	0
STREET SIGNS (LF)	0
WATER SERVICE STUBS	4
SEWER SERVICE STUBS	8

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

### GENERAL NOTES

- 1. IF NC DOT PERMIT APPROVAL REQUIRES SPR-0230-2020 TO BE AMENDED OR REVISED, A MYLAR REVISION SHALL BE SUBMITTED TO THE CITY OF RALEIGH TO RE-APPROVE THE PLANS.

### IMPERVIOUS AREA TRACKING TABLE\*

ACREAGE	LOT 1	LOT 2	LOT 3 OPEN SP	LOT 4 SCM 'B'	LOT 5 SCM 'A'	TOTAL
6.87 AC.	3.08 AC.	0.87 AC.	0.44 AC.	0.27 AC.	11.53 AC.	
MAX. IMPERVIOUS AREA	4.95 AC.	1.54 AC.	0.05 AC.	0.05 AC.	6.64 AC.	

### SITE PERMITTING APPROVAL

#### Water and Sewer Permits (if applicable)

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

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

The City of Raleigh consents to the connection to its public sewer system and extension of the private sewer collection system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook, City of Raleigh Public Utilities Department Permit # S-4773P

### CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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

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

City of Raleigh Development Approval \_\_\_\_\_  
City of Raleigh Review Officer \_\_\_\_\_  
FINAL DRAWING - RELEASED FOR CONSTRUCTION

Page 1 of 2

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DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
<b>RITE DATA</b> Zoning district (if more than one, please provide the acreage of each): CX-5-GR-CU (2-35-19) RX-4-CU (2-34-19) # of parking spaces required: See Cover Sheet # of parking spaces proposed: See Cover Sheet Overlay District (if applicable): None Existing use (UDO 6.1.4): Vacant Hotel Proposed use (UDO 6.1.4): Residential Apartments	<b>BUILDING DATA</b> Existing gross floor area (not to be demolished): 127,284 sf Existing gross floor area to be demolished: All existing to be demolished (127,284 sf) New gross floor area: 363,728 sf Total of gross floor area to be demolished and new: 363,728 sf Proposed # of buildings: 5 Proposed # of stories for each: (Bldg 1-4)
<b>STORMWATER INFORMATION</b> Existing Impervious Surface: 5.67 Acres Square Feet: 246,908 Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Map Panel #: _____ House Flood Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>STORMWATER INFORMATION</b> Proposed Impervious Surface: 8.01 Acres Square Feet: 348,795 Proposed # of buildings: 5 Proposed # of stories for each: (Bldg 1-4) Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>RESIDENTIAL DEVELOPMENTS</b> Total # of dwelling units: 335 # of bedroom units: 1br: 266 2br: 57 3br: 12 4br or more: _____ # of lots: 2	<b>RESIDENTIAL DEVELOPMENTS</b> Total # of total units: 335 Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**SIGNATURE BLOCK**

I, the undersigned, being the duly authorized representative of the applicant, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that the applicant is not aware of any facts which would make this application misleading or deceptive.

I, the undersigned, being the duly authorized representative of the applicant, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that the applicant is not aware of any facts which would make this application misleading or deceptive.

I have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development and that the applicant has submitted the application to the City of Raleigh.

I hereby designate: Gray Harrell (McAdams) to serve as my agent regarding this application, to receive and respond to administrative correspondence, to represent me in any public meeting regarding this application.

I have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development and that the applicant has submitted the application to the City of Raleigh.

Signature: Gray Harrell Date: 6/20/2020

Printed Name: Gray Harrell

Page 2 of 2

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### Project Data Sheet

Development Services Customer Service Center • One Exchange Plaza, Suite 401 Raleigh, NC 27601 919-996-2065  
Lithcraft Satellite Office: 1310 - 1310 Lakeside Blvd., Raleigh, NC 27601 919-966-0266

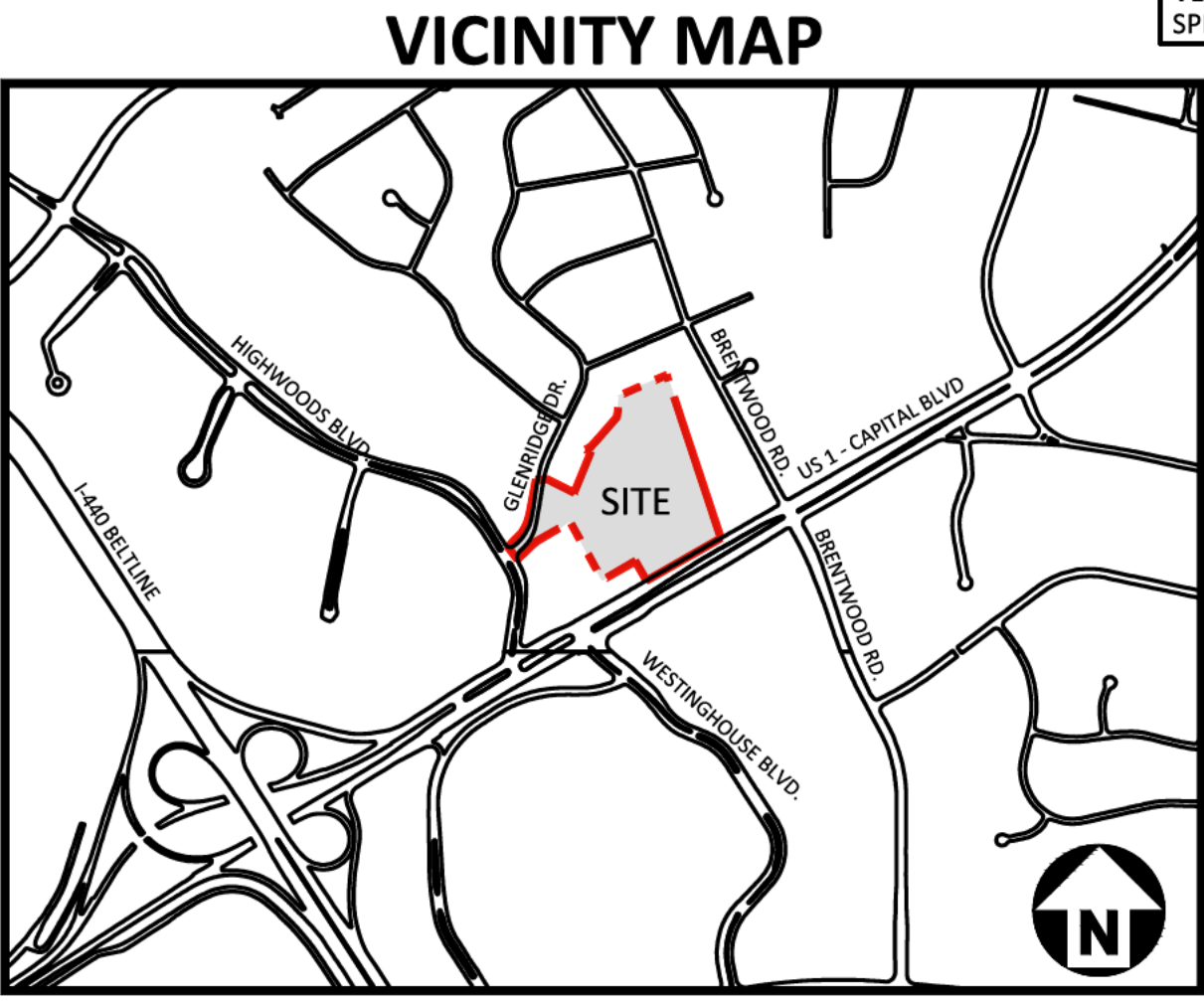
GENERAL INFORMATION	
Development Name: Broadstone Oak City	Proposed Use: Apartments
Property Address(es): 2815 Capital Blvd, 2920 Glenridge Dr.	
Mails County Property Identification Number(s) (PIN) for each parcel to which these guidelines will apply:	
PIN # 1715930251	PIN # 1715839651
What is the project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Bank <input type="checkbox"/> Elderly Facility <input type="checkbox"/> Hospital <input type="checkbox"/> Hotel/Motel <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institution <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family Residential <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Other	
Scope of Work:	Construction of 4 apartment buildings, clubhouse, and associated parking and infrastructure.
<b>FOR APARTMENTS, CONDOS, AND TOWNHOMES ONLY</b>	
1. Total number of townhouse lots: N/A	Number attached: N/A
2. Total number of apartment or condominium units: 335	
3. Total number of Congregate Care or Life Care Dwelling units: N/A	
4. Overall total number of dwelling units (from 1-3 above): 335	
5. Number of bedroom units: 1BR: 266 2BR: 57 3BR: 12 4BR or more: N/A	
6. Overall units (see above) per zoning district: CX-5-GR-CU (26 units); RX-4-CU (293 units)	
<b>DEVELOPMENT TYPE AND SITE DATA TABLE (Applicable to all developments)</b>	
<b>Zoning Information</b> Zoning District(s): CX-5-GR-CU, RX-4-CU If more than one zoning district, provide acreage of each: CX-5-GR-CU (5.67 ac.); RX-4-CU (4.96 ac.) Overlay District(s): N/A	<b>Building Information</b> Proposed use of building(s): Apartments # of buildings: 5 Existing gross floor area of building(s): 127,284 sf Total floor area to be demolished and new: 363,728 sf Proposed height of building(s): 3-4 stories COA (Certificate of Appropriateness) case # N/A FAR (Floor area ratio) %: 20.22 (100%) Block (Board of Adjustment) case # A-pending Building lot coverage %: CX-5-GR-CU(24%), RX-4-CU(19%) CUD (Conditional Use District) case # Z-35-19, Z-34-19 Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>STORMWATER INFORMATION</b>	
Existing Impervious Surface: 5.67 ac./246,908 sf	Impervious Surface: 8.01 ac./348,795 sf
Proposed Impervious Surface: 7.58 ac./331,817 sf	Impervious Surface: 8.01 ac./348,795 sf
New Storm Water: 1.91 ac./83,889 sf	Impervious Surface: 8.01 ac./348,795 sf
Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Disturbed Area: 13 ac./566,293 sf	Impervious Surface: 8.01 ac./348,795 sf

Page 1 of 1

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### SOLID WASTE INSPECTION STATEMENT:

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



N.T.S.



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

ANDY PADIAK  
padiak@mcadamsco.com  
PHONE: 919. 823. 4300

### CLIENT

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



### PROJECT DIRECTORY

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

LAND PLANNING, ENGINEER &  
LANDSCAPE ARCHITECTURE  
MCADAMS CO  
ONE GLENWOOD AVE  
RALEIGH, NORTH CAROLINA 27603

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

### REVISIONS

NO.	DATE	REVISION
1	08.31.2020	REVISED PER 1ST CITY REVIEW
2	11.03.2020	REVISED PER 2ND CITY REVIEW
3	12.07.2020	2ND CONSOLIDATED REVIEW
4	12.22.2020	3RD CONSOLIDATED REVIEW
5	01.06.2021	4TH CONSOLIDATED REVIEW

### CONSOLIDATED PLAN REVIEW PLANS FOR:

BROADSTONE OAK CITY  
RALEIGH, NORTH CAROLINA  
PROJECT NUMBER: ALL-19020



McAdams

The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
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phone 919. 823. 4300
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license number: C-0293, C-187

www.mcadamsco.com

CLIENT

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



BROADSTONE OAK CITY
CONSOLIDATED REVIEW
SPR-0230-2020
CONSTRUCTION DRAWINGS
2815 CAPITAL BOULEVARD
RALEIGH, WAKE COUNTY, NORTH CAROLINA



REVISIONS

Table with 4 columns: NO., DATE, REVISED PER, and REVIEW. Contains 5 revision entries.

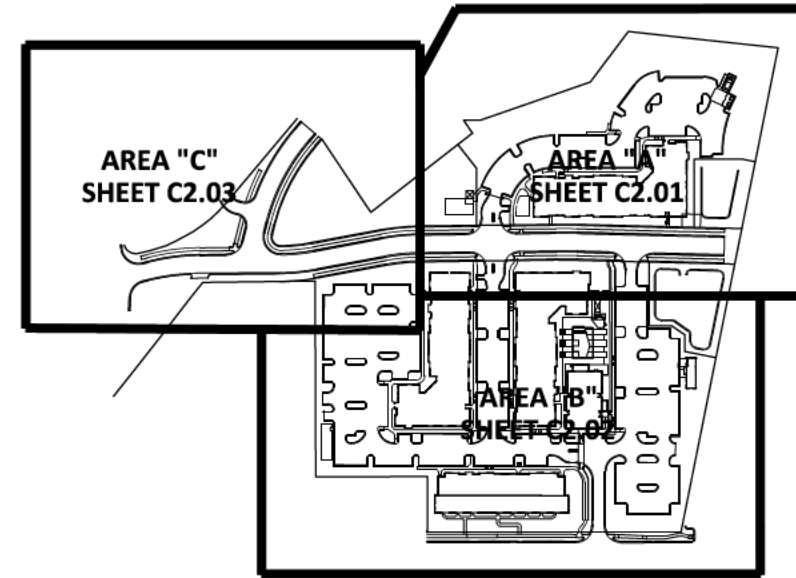
PLAN INFORMATION

PROJECT NO. ALL-19020
FILENAME ALL19020-CR-51
CHECKED BY JRB
DRAWN BY CGH
SCALE 1"=50'
DATE 07.01.2020

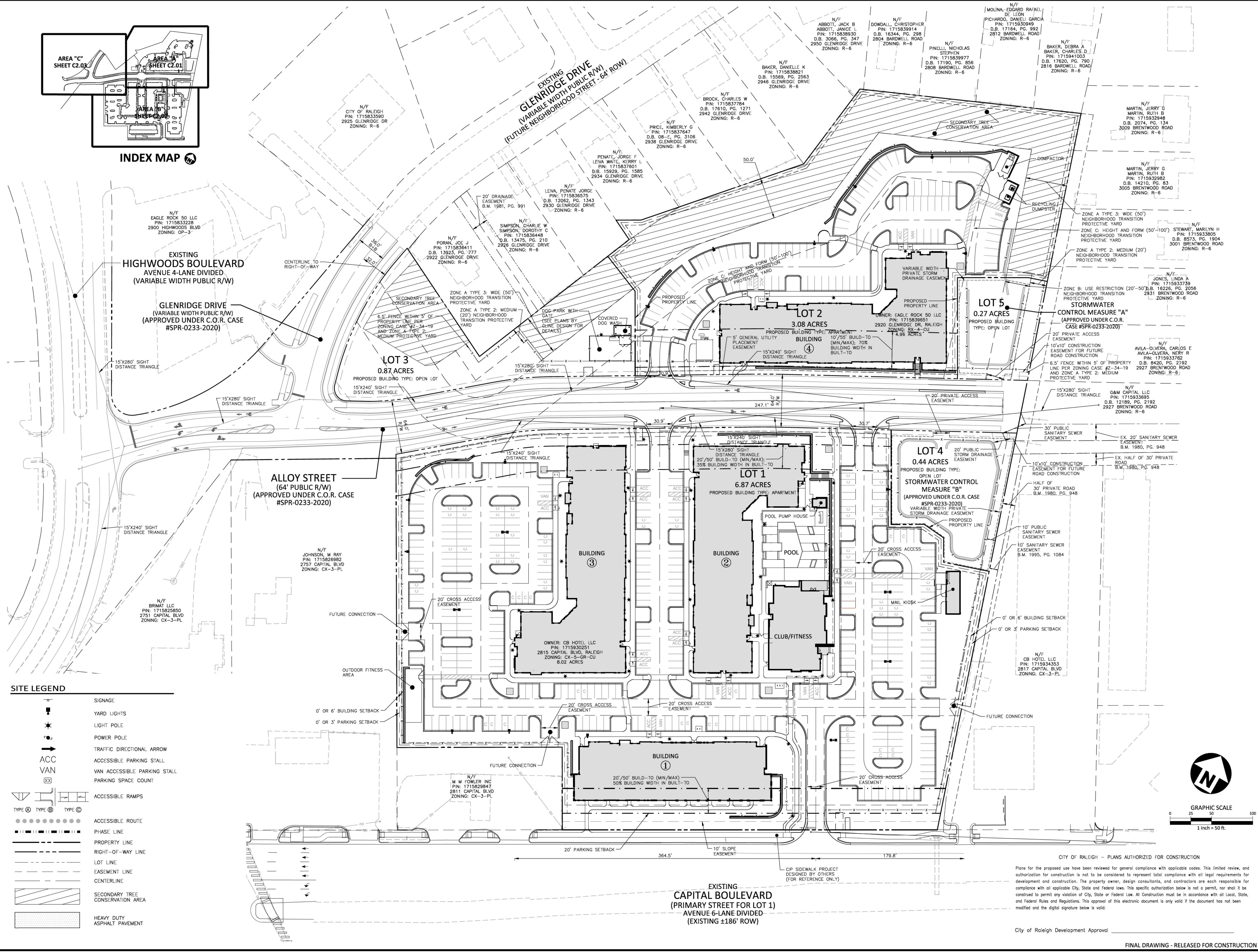
SHEET

OVERALL SITE PLAN

C2.00

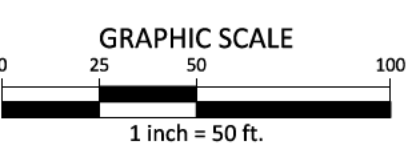


INDEX MAP



SITE LEGEND

- List of symbols and their meanings: SIGNAGE, YARD LIGHTS, LIGHT POLE, POWER POLE, TRAFFIC DIRECTIONAL ARROW, ACC VAN, ACCESSIBLE PARKING STALL, PARKING SPACE COUNT, ACCESSIBLE RAMPS, ACCESSIBLE ROUTE, PHASE LINE, PROPERTY LINE, RIGHT-OF-WAY LINE, LOT LINE, EASEMENT LINE, CENTERLINE, SECONDARY TREE CONSERVATION AREA, HEAVY DUTY ASPHALT PAVEMENT.



CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION
Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All construction must be in accordance with all Local, State, and Federal Rules and Regulations. This approval of this electronic document is only valid if the document has not been modified and the digital signature below is valid:

City of Raleigh Development Approval

FINAL DRAWING - RELEASED FOR CONSTRUCTION

X:\Projects\ALL\19020\04-Production\Engineering\Construction Drawings\All19020-CR-0051.dwg, 1/5/2021 7:06:11 PM, Herrell, Gray



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



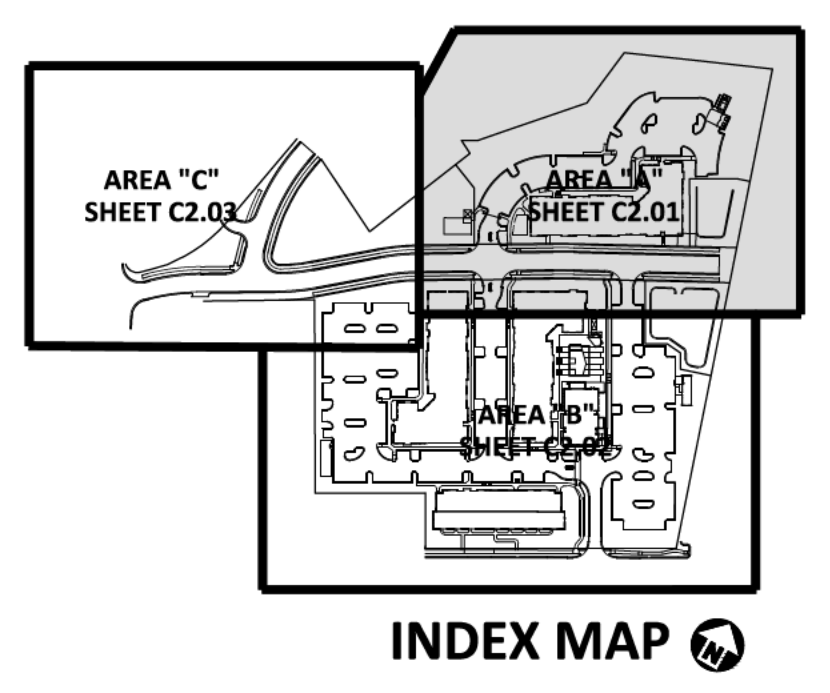
BROADSTONE OAK CITY
CONSOLIDATED REVIEW
SPR-0230-2020
CONSTRUCTION DRAWINGS
2815 CAPITAL BOULEVARD
RALEIGH, WAKE COUNTY, NORTH CAROLINA

REVISIONS
NO. DATE REVISED PER 1ST CITY REVIEW
1 08.31.2020 REVISED PER 1ST CITY REVIEW
2 10.29.2020 1ST CONSOLIDATED REVIEW
3 12.07.2020 2ND CONSOLIDATED REVIEW
4 12.22.2020 3RD CONSOLIDATED REVIEW
5 01.06.2021 4TH CONSOLIDATED REVIEW

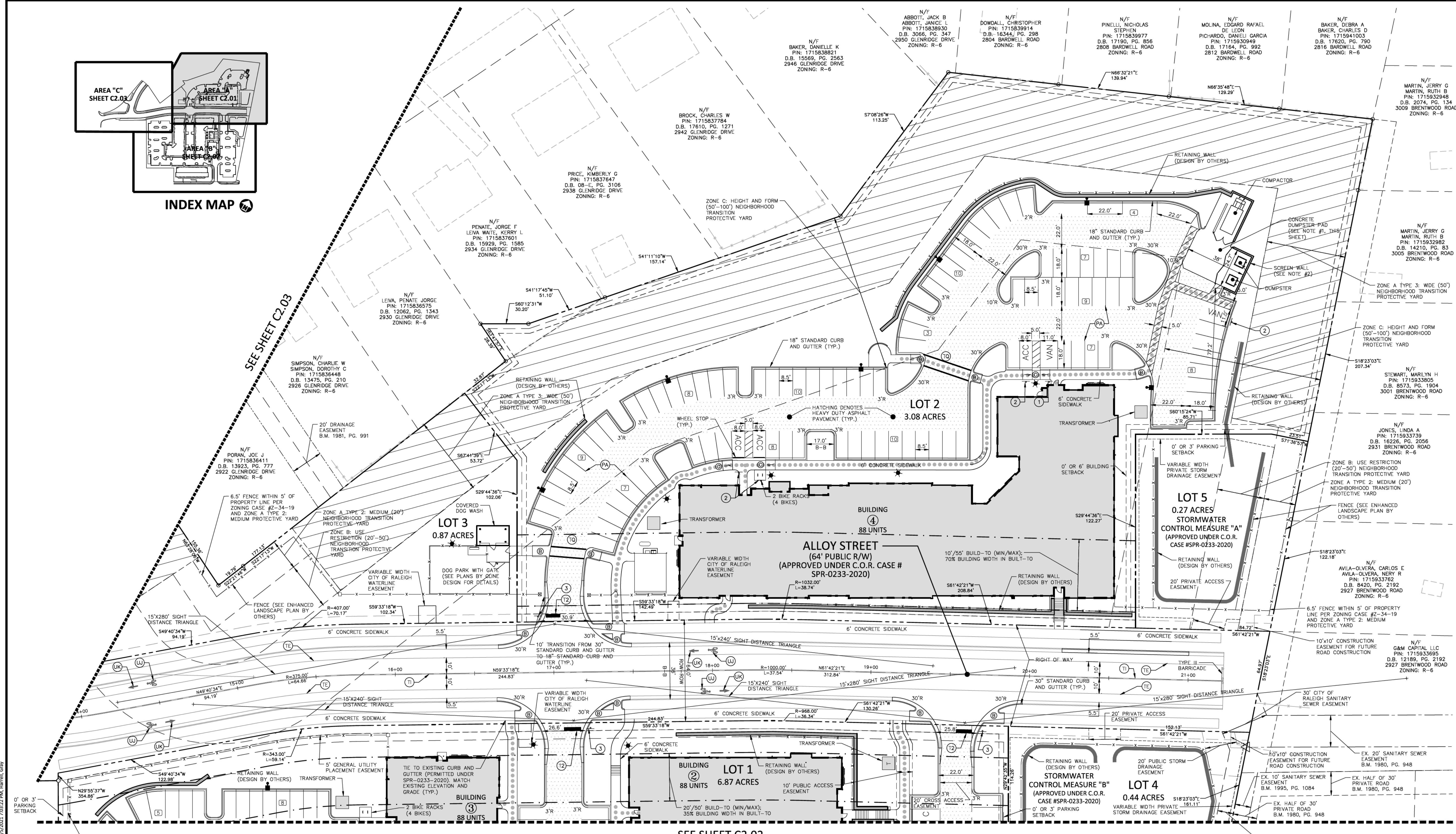
PLAN INFORMATION
PROJECT NO. ALL-19020
FILENAME ALL19020-CR-51
CHECKED BY JRB
DRAWN BY CGH
SCALE 1"=30'
DATE 07.01.2020

SHEET
SHEET

SITE PLAN
AREA "A"
C2.01



INDEX MAP



SEE SHEET C2.02

PAVEMENT MARKING LEGEND

- LANE LINES/MARKINGS
PA 4" SOLID WHITE PAINT
T2 24" WHITE STOPBAR
TE 4" WHITE SOLID LANE LINE
TI 4" YELLOW DOUBLE CENTER
UJ BICYCLE SYMBOL
UK BICYCLE STRAIGHT ARROW
TQ 8" WHITE CROSSWALK LINE

SIGNAGE LEGEND



SITE LEGEND

- SIGNAGE
YARD LIGHTS
LIGHT POLE
POWER POLE
TRAFFIC DIRECTIONAL ARROW
ACCESSIBLE PARKING STALL
VAN ACCESSIBLE PARKING STALL
PARKING SPACE COUNT
ACCESSIBLE RAMPS
ACCESSIBLE ROUTE
PHASE LINE
PROPERTY LINE
RIGHT-OF-WAY LINE
LOT LINE
EASEMENT LINE
CENTERLINE

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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



NOTES

- 1. THE COLLECTION DEVICE PADS MUST BE A MINIMUM 10' WIDE x 16' DEEP, AND MUST BE CONSTRUCTED OF REINFORCED PAVING MATERIAL, ABLE TO WITHSTAND 50,000 LB. LOAD (6" CONCRETE OVER 6" COMPACTED STONE ON COMPACTED SOIL). AREAS 30' IN FRONT OF THE PADS SHOULD ALSO BE REINFORCED TO A PAVEMENT STRENGTH THAT WILL WITHSTAND THE PRESSURES OF A 25 TON COLLECTION VEHICLE, 8" SUB-BASE AND 3" ASPHALT SURFACE COURSE OR 8" REINFORCED CONCRETE.
2. DUMPSTER SCREEN WALL SHALL BE 6' HIGH AND COMPOSED OF COMPATIBLE MATERIAL AND COLOR AS BUILDING 4.

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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McADAMS

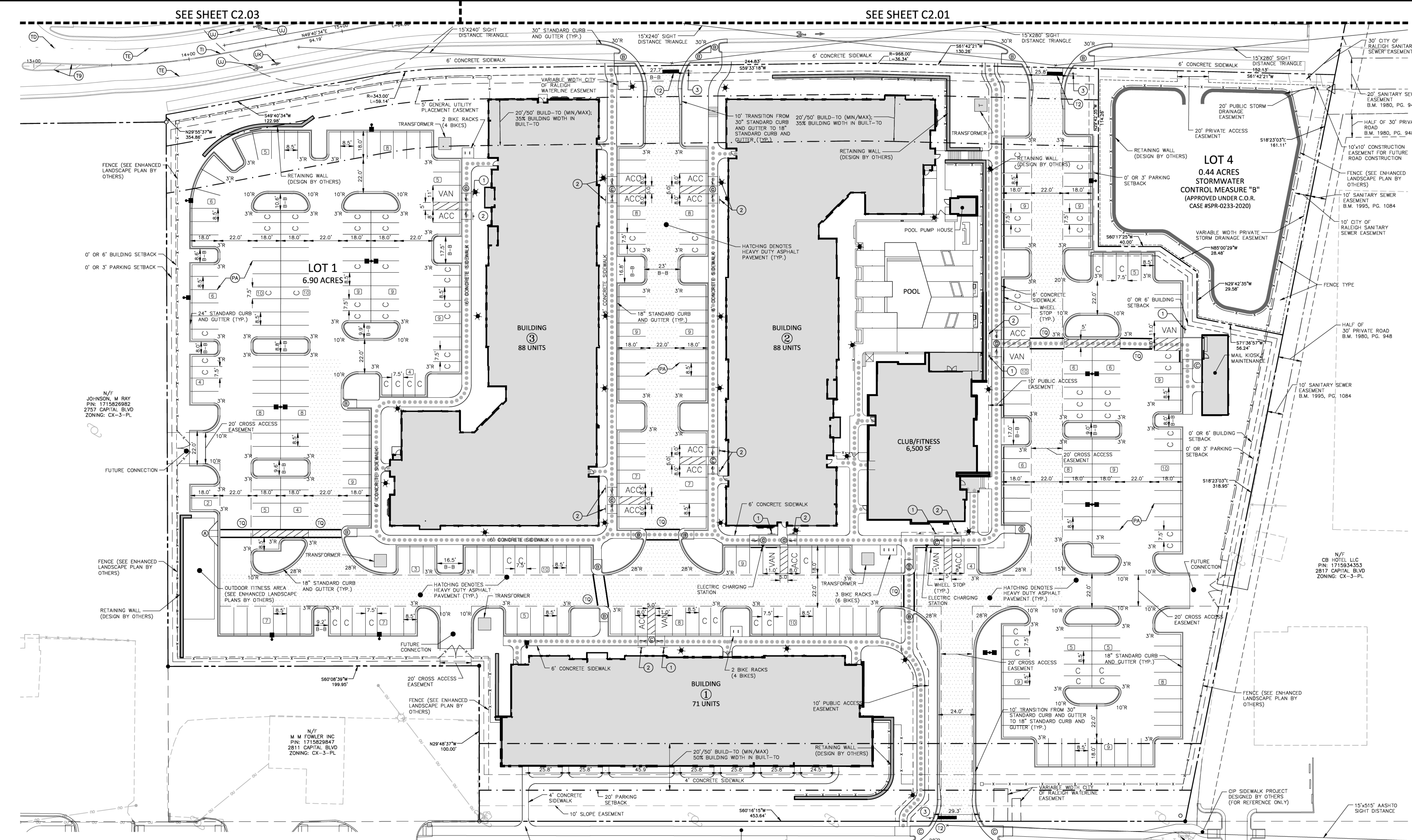
The John R. McAdams Company, Inc.  
One Glenwood Avenue  
Suite 201  
Raleigh, NC 27603  
phone 919. 823. 4300  
fax 919. 361. 2269  
license number: C-0293, C-187

www.mcadamsco.com

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



**BROADSTONE OAK CITY**  
CONSOLIDATED REVIEW  
SPR-0230-2020  
CONSTRUCTION DRAWINGS  
2815 CAPITAL BOULEVARD  
RALEIGH, WAKE COUNTY, NORTH CAROLINA



**SITE LEGEND**

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE

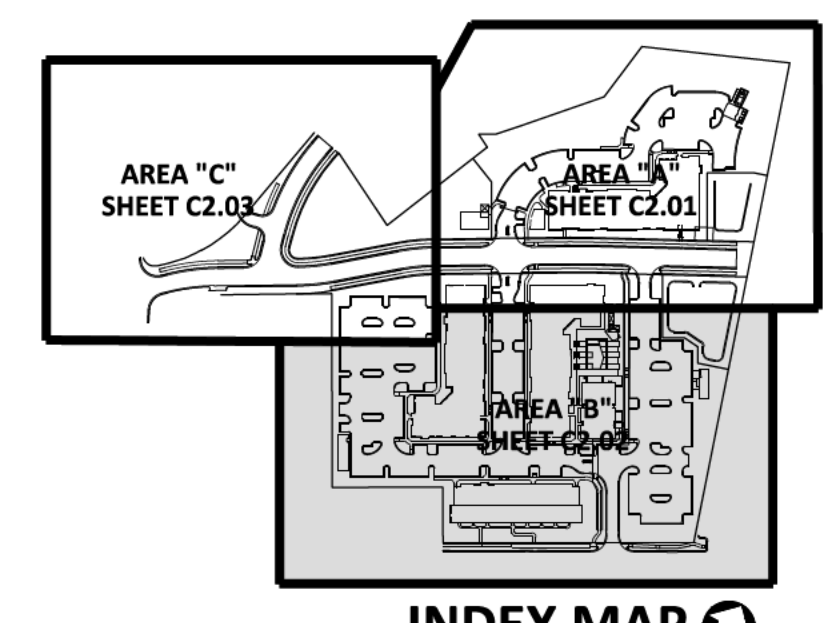
**PAVEMENT MARKING LEGEND**

- HEAVY DUTY ASPHALT PAVEMENT
- SECONDARY TREE CONSERVATION AREA
- LANE LINES/MARKINGS
- ARROWS/CHARACTERS

**SIGNAGE LEGEND**

- RESERVED PARKING (VAN ACCESSIBLE)
- RESERVED PARKING (MUTCD R7-8)
- STOP (MUTCD RL-1 30'x30')

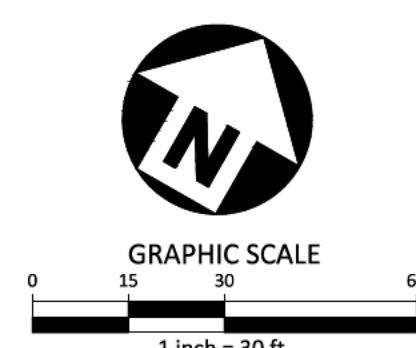
EXISTING CAPITAL BOULEVARD (PRIMARY STREET FOR LOT 1) AVENUE 6-LANE DIVIDED (EXISTING ±186' ROW)



**NOTES**

- POOL DIMENSIONS ARE UNDER THE 65' MAXIMUM LENGTH AND 4,000 SF MAXIMUM ALLOWED UNDER SECTION 6.7.3.6.5

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**REVISIONS**

NO.	DATE	REVISED PER
1	08.31.2020	REVISED PER 1ST CITY REVIEW
2	10.29.2020	1ST CONSOLIDATED REVIEW
3	12.07.2020	2ND CONSOLIDATED REVIEW
4	12.22.2020	3RD CONSOLIDATED REVIEW
5	01.06.2021	4TH CONSOLIDATED REVIEW

**PLAN INFORMATION**

PROJECT NO.	ALL-19020
FILENAME	ALL19020-CR-51
CHECKED BY	JRB
DRAWN BY	CGH
SCALE	1"=30'
DATE	07.01.2020

**SHEET**

**SITE PLAN**  
**AREA "B"**  
**C2.02**

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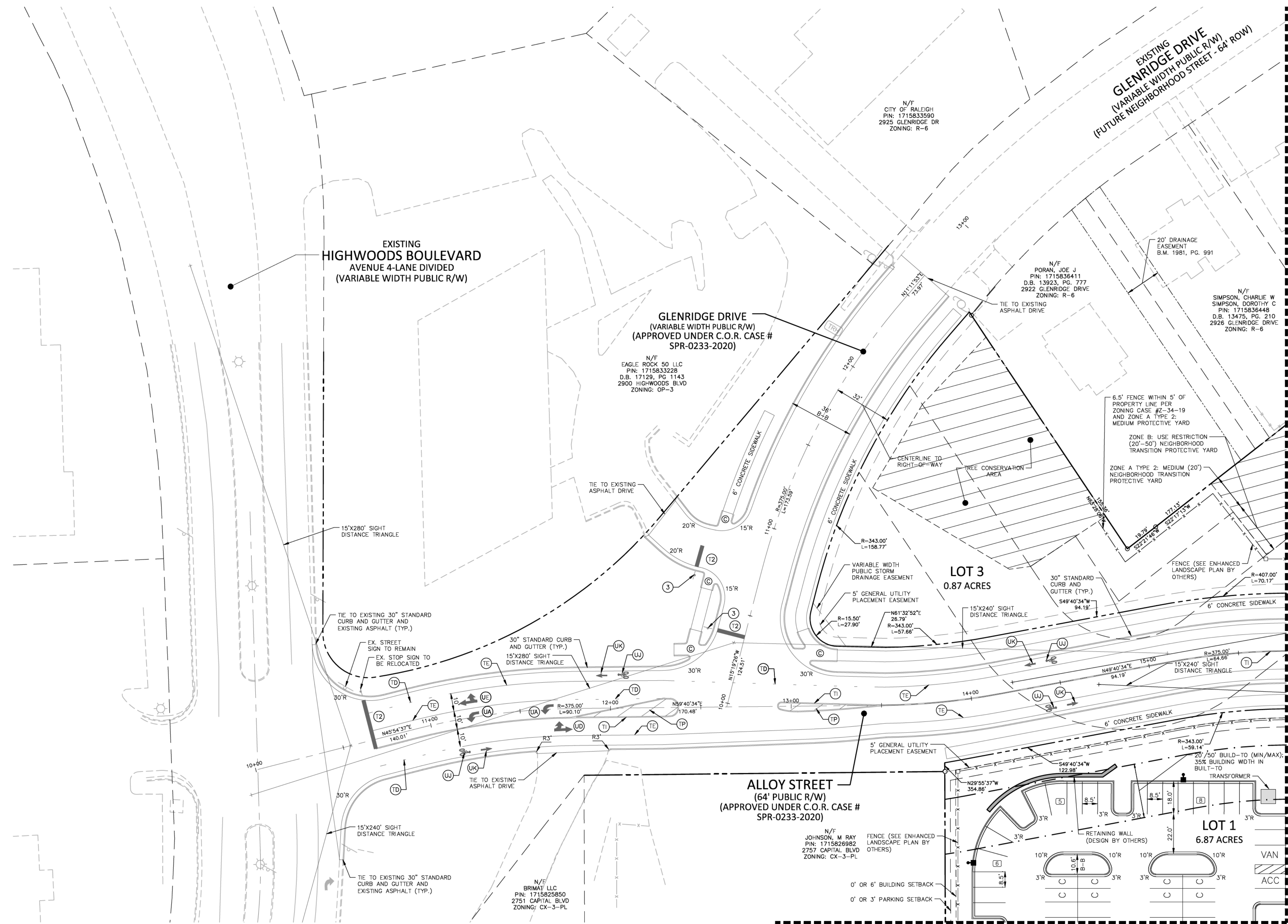
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CHARLOTTE, NC 28207



BROADSTONE OAK CITY
CONSOLIDATED REVIEW
SPR-0230-2020
CONSTRUCTION DRAWINGS
2815 CAPITAL BOULEVARD
RALEIGH, WAKE COUNTY, NORTH CAROLINA



SEE SHEET C2.01

SEE SHEET C2.02

PAVEMENT MARKING LEGEND

- LANE LINES/MARKINGS
T2 24" WHITE STOPBAR
TD 4" WHITE MINISKIP (3' - 9' SP.)
TE 4" WHITE SOLID LANE LINE
TF 4" YELLOW SKIP (10' - 30' SP.)
TH 4" YELLOW SINGLE CENTER
TI 4" YELLOW DOUBLE CENTER
TP 8" YELLOW DIAGONAL
UJ BICYCLE SYMBOL
UK BICYCLE STRAIGHT ARROW
ARROWS/CHARACTERS
UA LEFT TURN ARROW
UD COMBINATION STRAIGHT/LEFT TURN ARROW
UE COMBINATION STRAIGHT/RIGHT TURN ARROW

NOTE: ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS (1205.01-1205.12))

SIGNAGE LEGEND



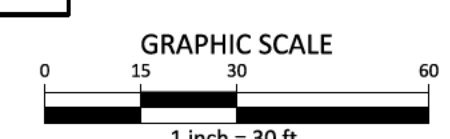
MUTCOD R1-1 30"x30"

SITE LEGEND

- SIGNAGE
YARD LIGHTS
LIGHT POLE
POWER POLE
TRAFFIC DIRECTIONAL ARROW
ACCESSIBLE PARKING STALL
VAN ACCESSIBLE PARKING STALL
PARKING SPACE COUNT
ACCESSIBLE RAMPS
ACCESSIBLE ROUTE
PHASE LINE
PROPERTY LINE
RIGHT-OF-WAY LINE
LOT LINE
EASEMENT LINE
CENTERLINE
HEAVY DUTY ASPHALT PAVEMENT

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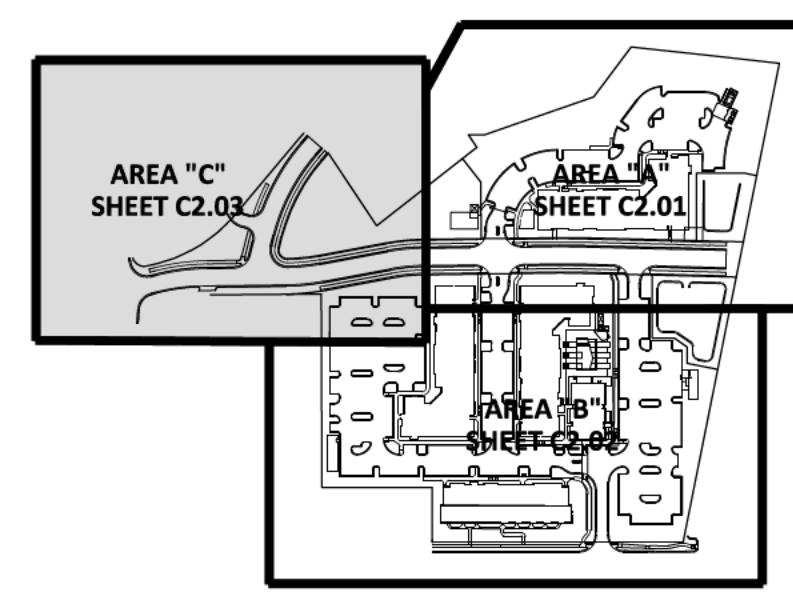


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INDEX MAP

X:\Projects\ALL\19020\04-Production\Engineering\Construction Drawings\19020-CR-51.dwg, 1/6/2021 8:01:00 AM, Beard, Justin



**BUILDING 1 - NORTH ELEVATION** 2  
3/32" = 1'-0"



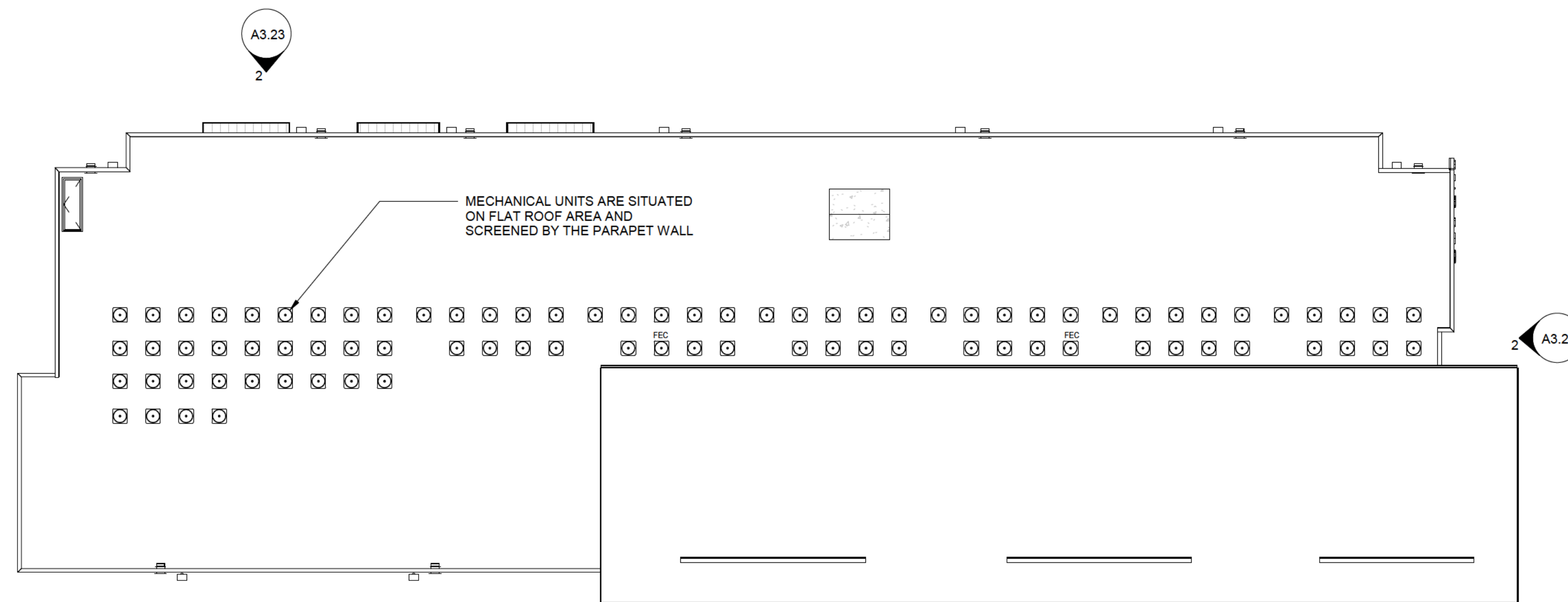
**BUILDING 1 - SOUTH ELEVATION (CAPITAL BLVD.)** 1  
3/32" = 1'-0"

ASR LEGEND	
	PROPOSED GRADE PLANE
	AVERAGE PROPOSED GRADE (may overlap proposed grade plane)
	EXISTING GRADE PLANE BETWEEN HIGHEST & LOWEST EXISTING SPOT ELEVATIONS
	AVERAGE EXISTING GRADE
	AVERAGE CURB ELEVATION

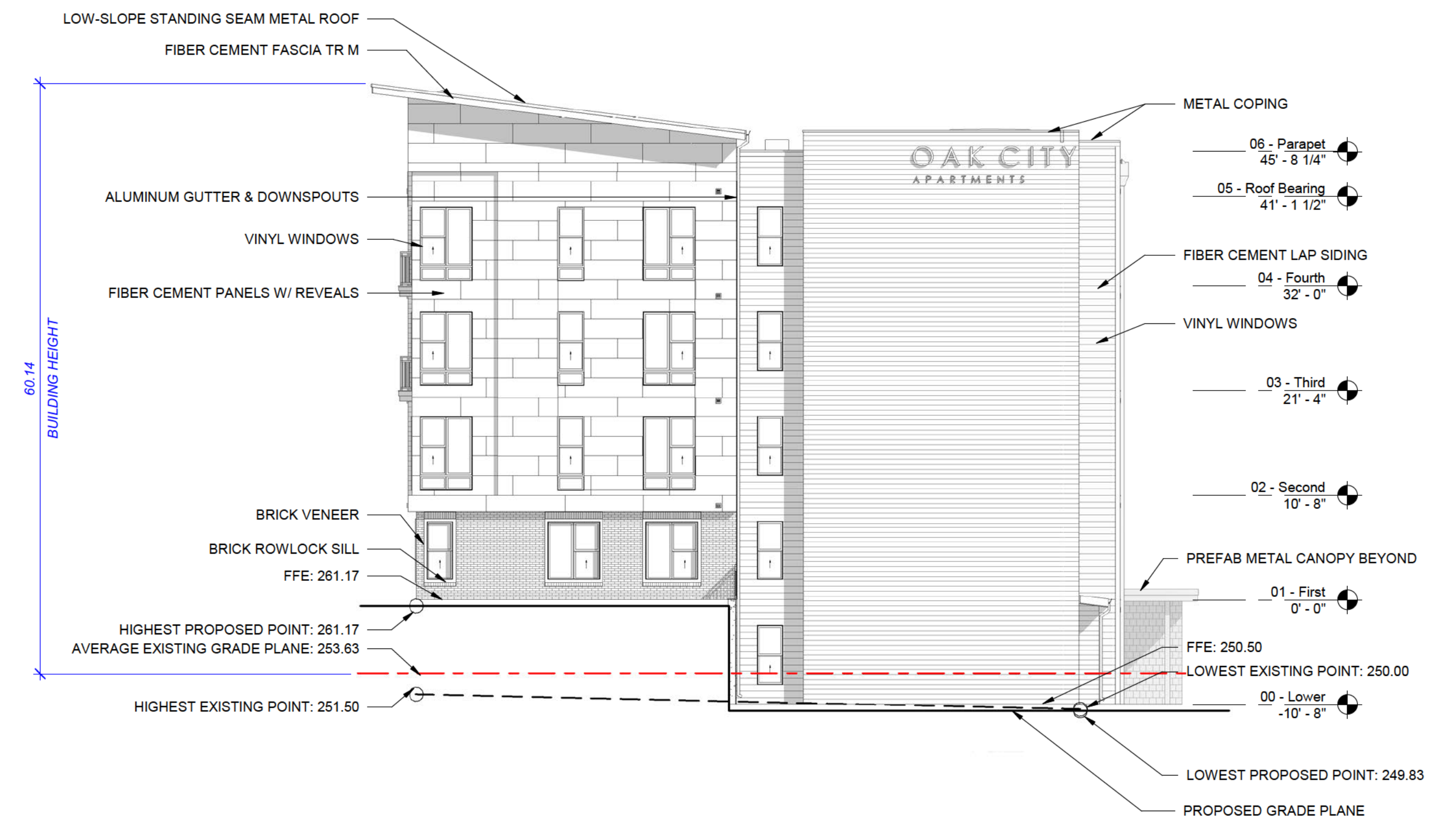


**BROADSTONE OAK CITY**  
RALEIGH, NC

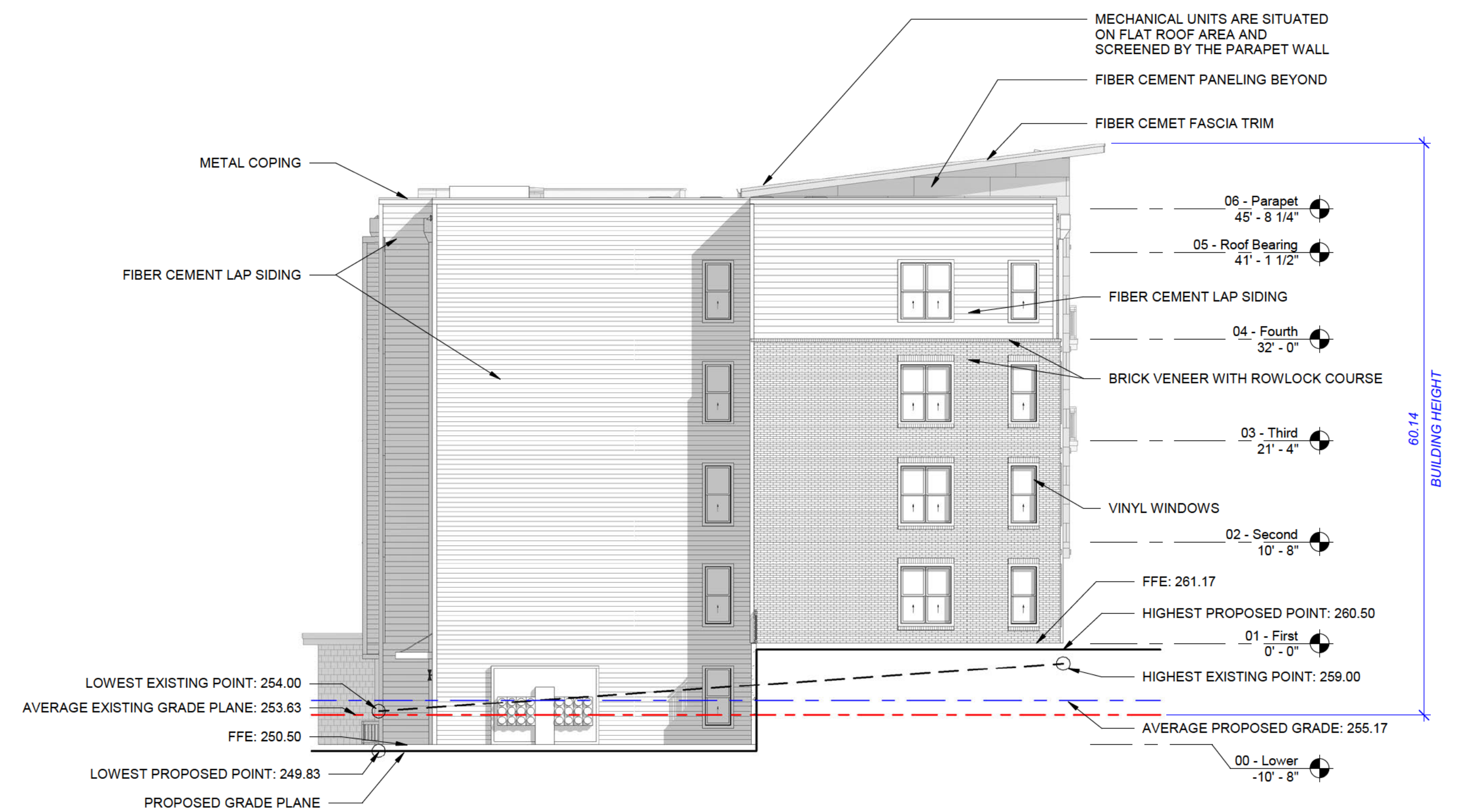




**BUILDING 1 - ROOF PLAN** 3  
1/16" = 1'-0"



**BUILDING 1 - EAST ELEVATION** 2  
3/32" = 1'-0"



**BUILDING 1 - WEST ELEVATION** 1  
3/32" = 1'-0"

ASR LEGEND	
	PROPOSED GRADE PLANE
	AVERAGE PROPOSED GRADE (may overlap proposed grade plane)
	EXISTING GRADE PLANE BETWEEN HIGHEST & LOWEST EXISTING SPOT ELEVATIONS
	AVERAGE EXISTING GRADE
	AVERAGE CURB ELEVATION



**BROADSTONE OAK CITY**  
RALEIGH, NC

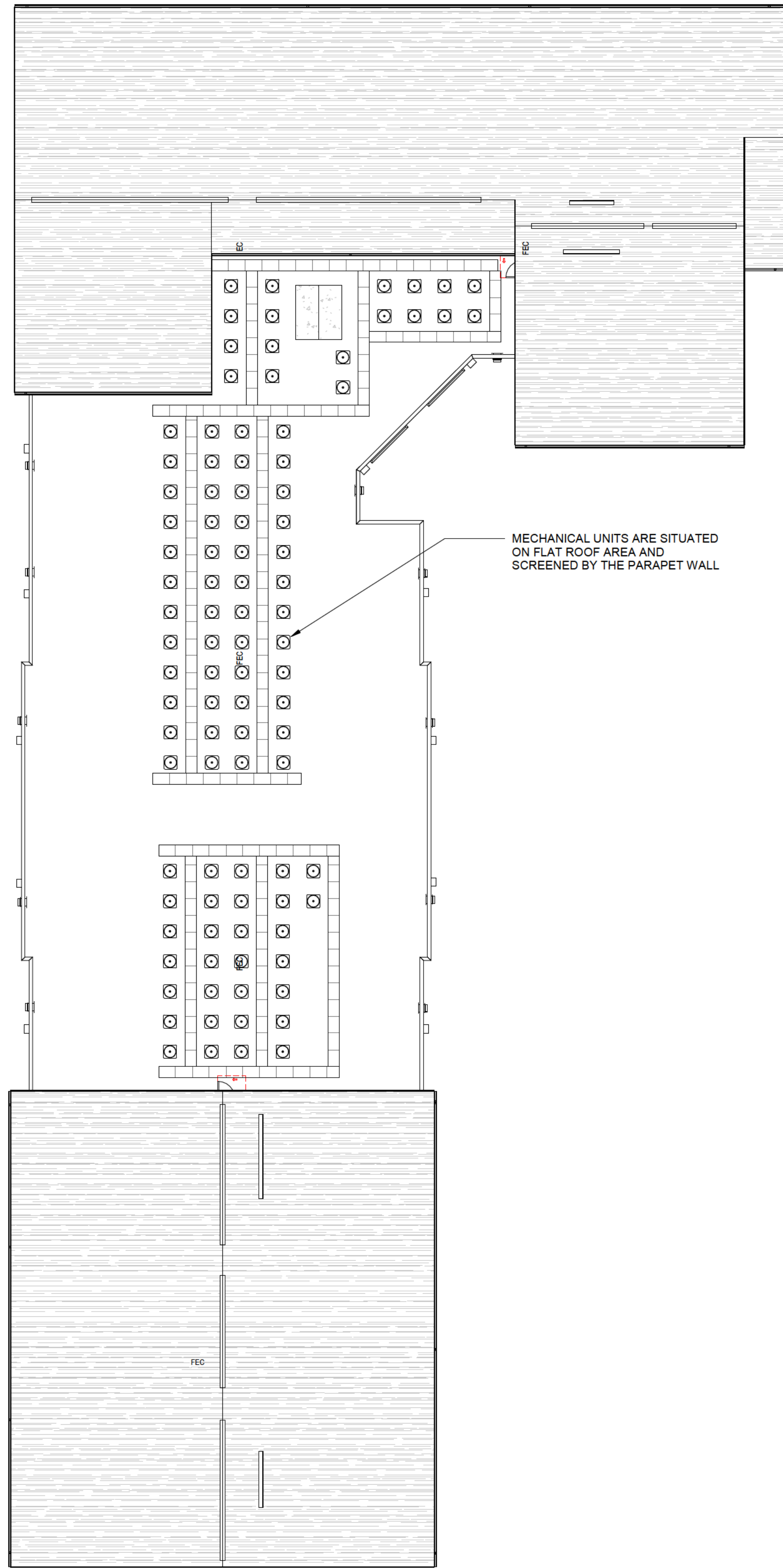
**BUILDING 1 - ELEVATIONS**

As indicated

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119089 | 11.24.2020

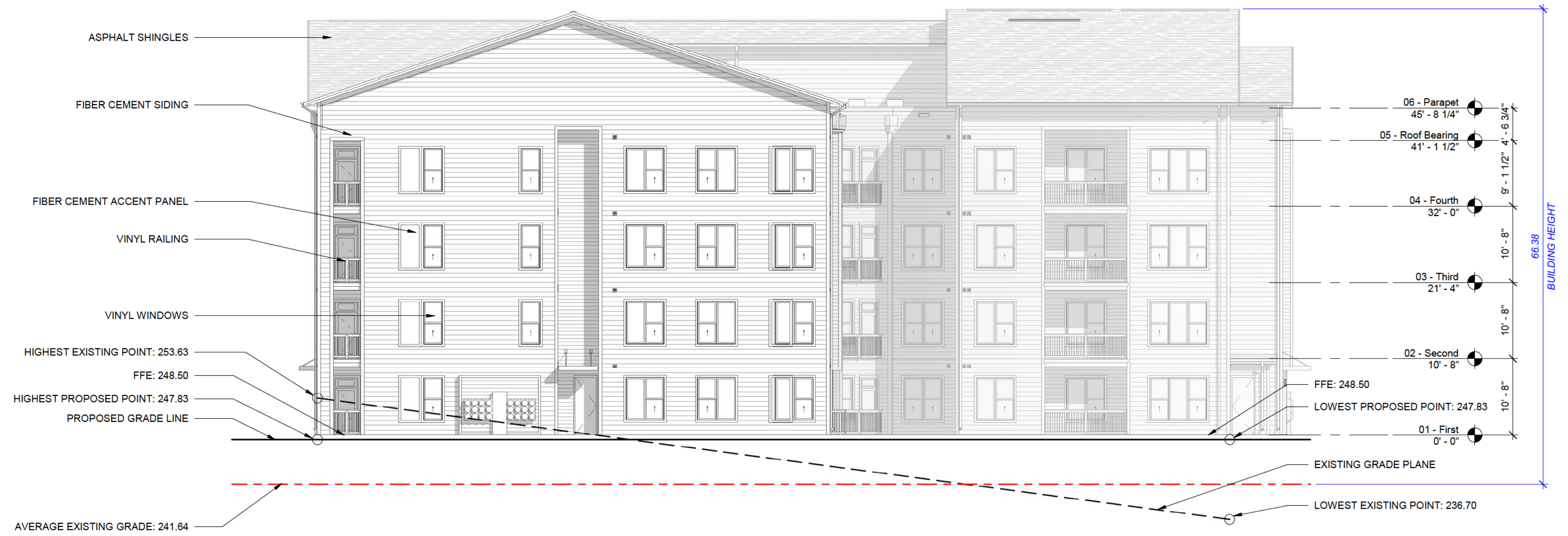
**A-2**



**BUILDING 2 - ROOF LAYOUT (BLDGS. 3 & 4 SIM.)** 1  
1/16" = 1'-0"



**BUILDING 2 - NORTH ELEVATION (ALLOY ST.)** 4  
3/32" = 1'-0"



**BUILDING 2 - SOUTH ELEVATION** 3  
3/32" = 1'-0"

ASR LEGEND	
	PROPOSED GRADE PLANE
	AVERAGE PROPOSED GRADE (may overlap proposed grade plane)
	EXISTING GRADE PLANE BETWEEN HIGHEST & LOWEST EXISTING SPOT ELEVATIONS
	AVERAGE EXISTING GRADE
	AVERAGE CURB ELEVATION



**BROADSTONE OAK CITY**  
RALEIGH, NC

**BUILDING 2 - ELEVATIONS**

As indicated  
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**A-3**

019089 | 11.24.2020



**BUILDING 2 - EAST ELEVATION** 4  
3/32" = 1'-0"



**BUILDING 2 - WEST ELEVATION** 3  
3/32" = 1'-0"

ASR LEGEND	
	PROPOSED GRADE PLANE
	AVERAGE PROPOSED GRADE (may overlap proposed grade plane)
	EXISTING GRADE PLANE BETWEEN HIGHEST & LOWEST EXISTING SPOT ELEVATIONS
	AVERAGE EXISTING GRADE
	AVERAGE CURB ELEVATION



**BROADSTONE OAK CITY**  
RALEIGH, NC

**BUILDING 2 - ELEVATIONS** **A-4**  
3/32" = 1'-0" 019089 | 11.24.2020  
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**BUILDING 3 - NORTH ELEVATION (ALLOY ST.)** 4  
3/32" = 1'-0"



**BUILDING 3 - SOUTH ELEVATION** 3  
3/32" = 1'-0"

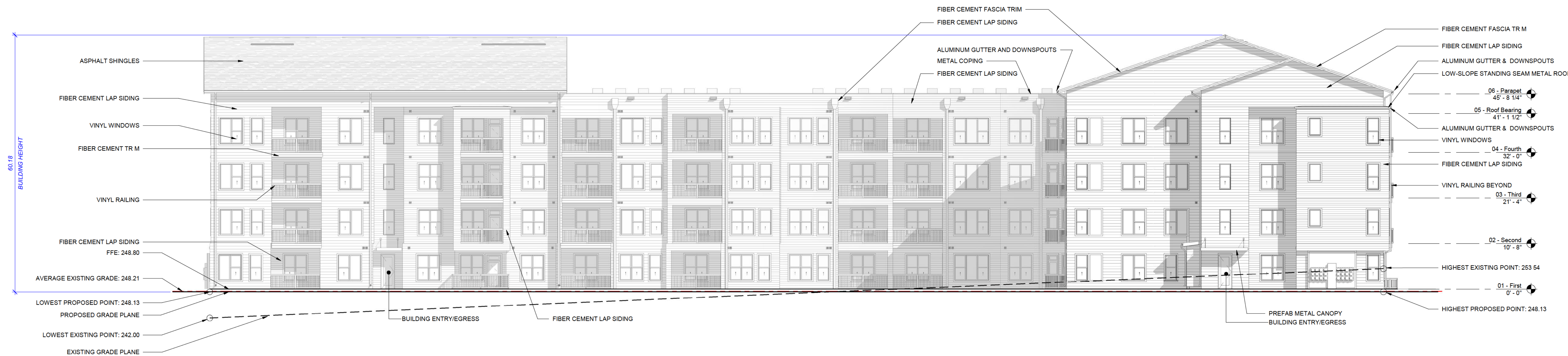
ASR LEGEND	
	PROPOSED GRADE PLANE
	AVERAGE PROPOSED GRADE (may overlap proposed grade plane)
	EXISTING GRADE PLANE BETWEEN HIGHEST & LOWEST EXISTING SPOT ELEVATIONS
	AVERAGE EXISTING GRADE
	AVERAGE CURB ELEVATION



**BROADSTONE OAK CITY**  
RALEIGH, NC



**BUILDING 3 - EAST ELEVATION** 4  
3/32" = 1'-0"



**BUILDING 3 - WEST ELEVATION** 3  
3/32" = 1'-0"

ASR LEGEND	
	PROPOSED GRADE PLANE
	AVERAGE PROPOSED GRADE (may overlap proposed grade plane)
	EXISTING GRADE PLANE BETWEEN HIGHEST & LOWEST EXISTING SPOT ELEVATIONS
	AVERAGE EXISTING GRADE
	AVERAGE CURB ELEVATION



**BROADSTONE OAK CITY**  
RALEIGH, NC

**BUILDING 3 - ELEVATIONS**

3/32" = 1'-0"

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**A-6**

019089 | 11.24.2020



**BUILDING 4 - NORTH ELEVATION** 2  
3/32" = 1'-0"



**BUILDING 4 - SOUTH ELEVATION (ALLOY ST.)** 1  
3/32" = 1'-0"

ASR LEGEND	
	PROPOSED GRADE PLANE
	AVERAGE PROPOSED GRADE (may overlap proposed grade plane)
	EXISTING GRADE PLANE BETWEEN HIGHEST & LOWEST EXISTING SPOT ELEVATIONS
	AVERAGE EXISTING GRADE
	AVERAGE CURB ELEVATION



**BROADSTONE OAK CITY**  
RALEIGH, NC



**BUILDING 4 - EAST ELEVATION** 2  
3/32" = 1'-0"



**ASR 15 BLDG 4 - WEST ELEVATION** 1  
3/32" = 1'-0"

ASR LEGEND	
	PROPOSED GRADE PLANE
	AVERAGE PROPOSED GRADE (may overlap proposed grade plane)
	EXISTING GRADE PLANE BETWEEN HIGHEST & LOWEST EXISTING SPOT ELEVATIONS
	AVERAGE EXISTING GRADE
	AVERAGE CURB ELEVATION



**BROADSTONE OAK CITY**  
RALEIGH, NC

**BUILDING 4 - ELEVATIONS**

**A-8**

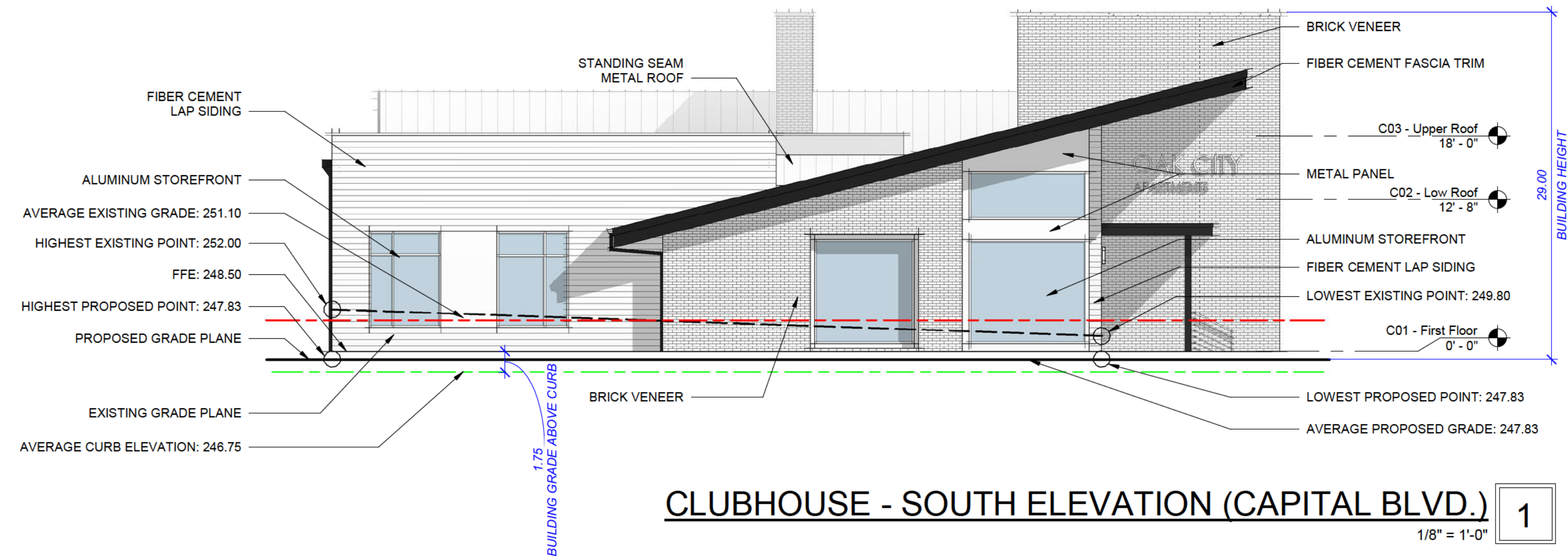
3/32" = 1'-0"

019089 | 11.24.2020

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**CLUBHOUSE - NORTH ELEVATION** 2  
1/8" = 1'-0"



**CLUBHOUSE - SOUTH ELEVATION (CAPITAL BLVD.)** 1  
1/8" = 1'-0"

ASR LEGEND	
	PROPOSED GRADE PLANE
	AVERAGE PROPOSED GRADE (may overlap proposed grade plane)
	EXISTING GRADE PLANE BETWEEN HIGHEST & LOWEST EXISTING SPOT ELEVATIONS
	AVERAGE EXISTING GRADE
	AVERAGE CURB ELEVATION



**BROADSTONE OAK CITY**  
RALEIGH, NC

**CLUBHOUSE - ELEVATIONS**

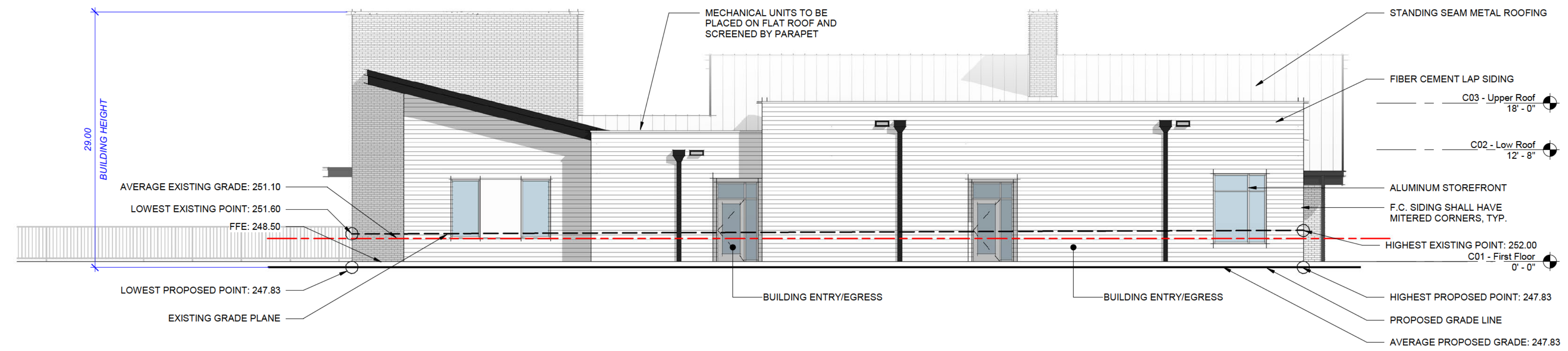
**A-9**

1/8" = 1'-0"

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**CLUBHOUSE - WEST ELEVATION** 2  
1/8" = 1'-0"



**CLUBHOUSE - EAST ELEVATION** 1  
1/8" = 1'-0"

ASR LEGEND	
	PROPOSED GRADE PLANE
	AVERAGE PROPOSED GRADE (may overlap proposed grade plane)
	EXISTING GRADE PLANE BETWEEN HIGHEST & LOWEST EXISTING SPOT ELEVATIONS
	AVERAGE EXISTING GRADE
	AVERAGE CURB ELEVATION



**BROADSTONE OAK CITY**  
RALEIGH, NC

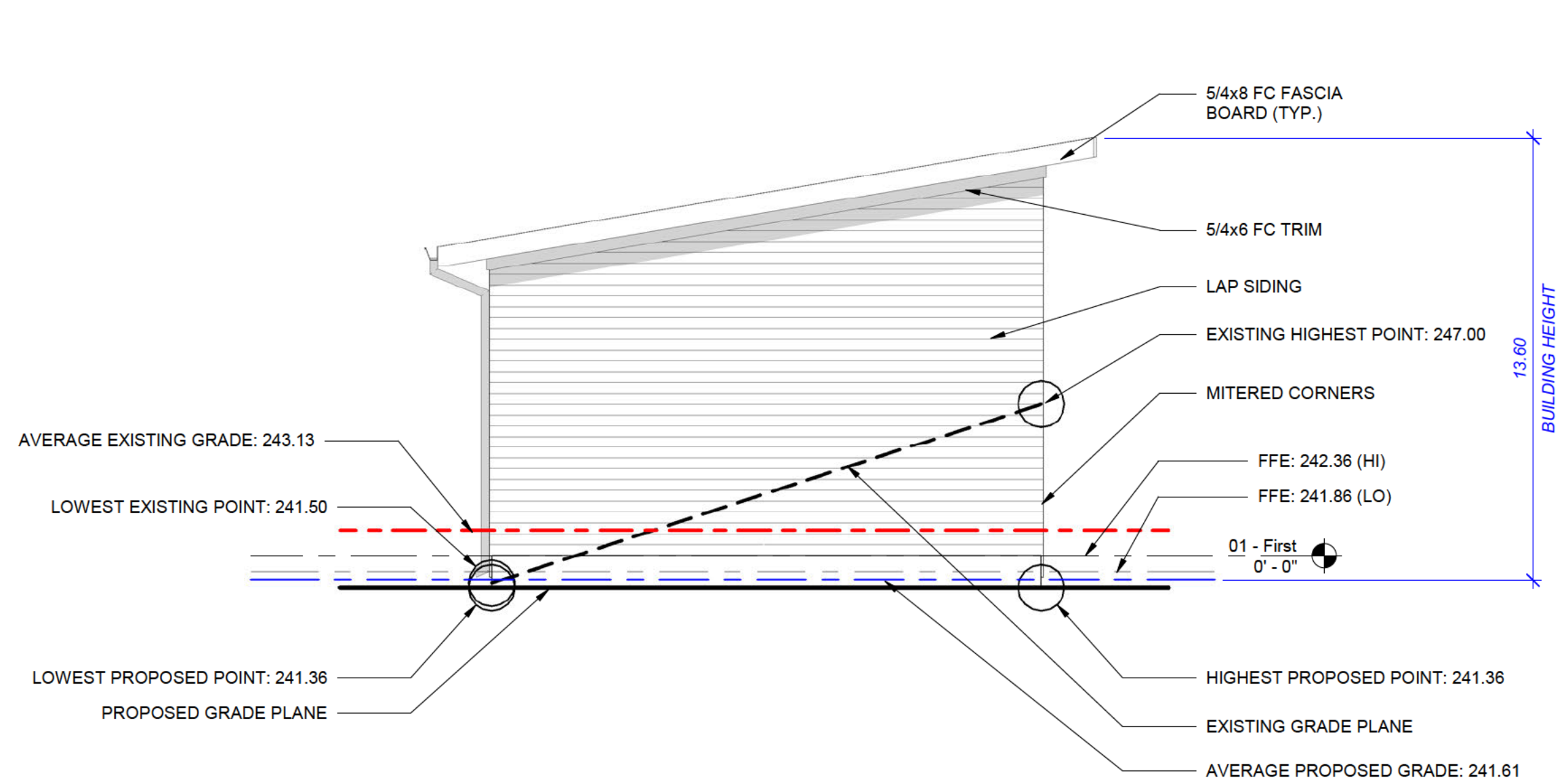
**CLUBHOUSE - ELEVATIONS**

**A-10**

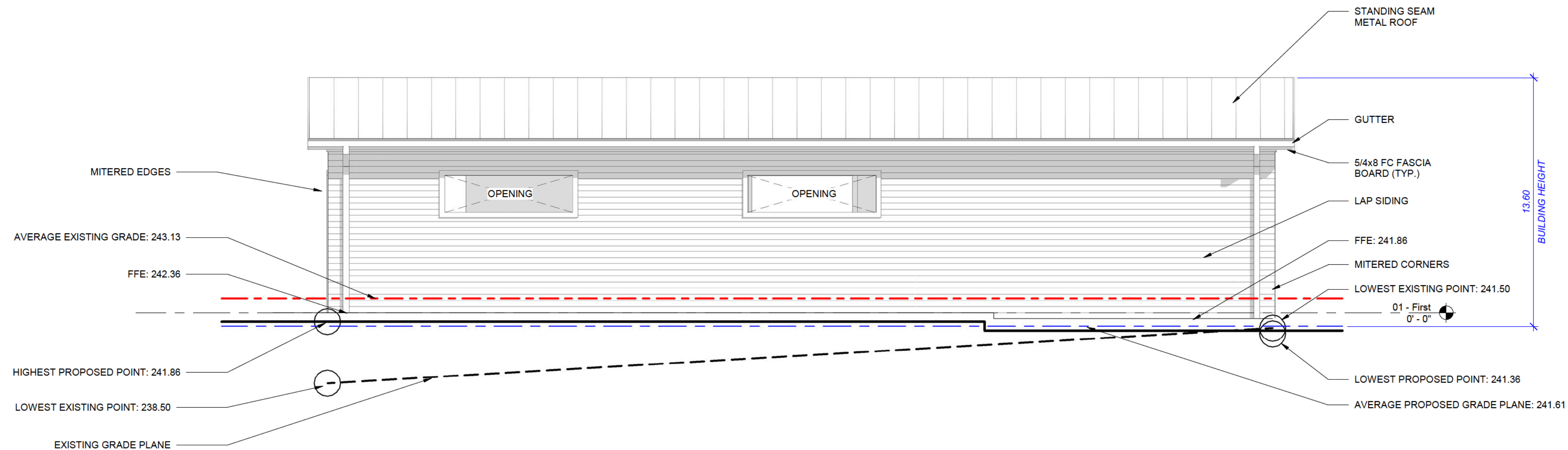
1/8" = 1'-0"

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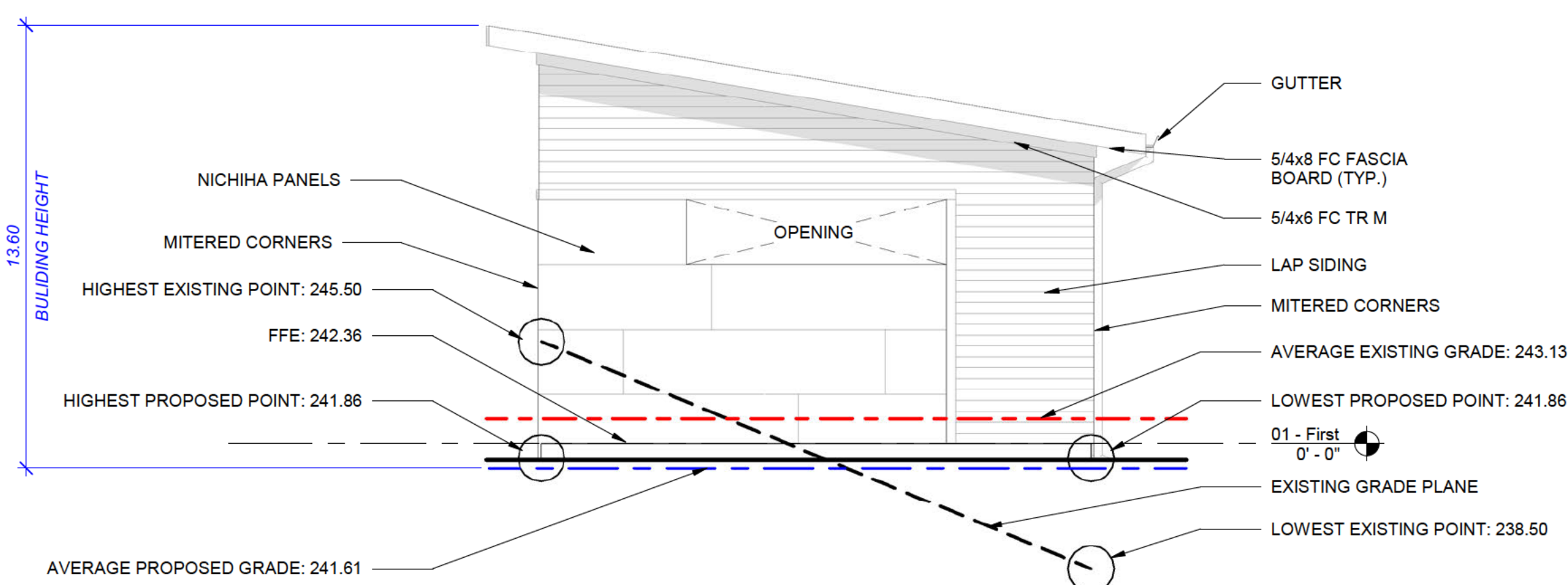
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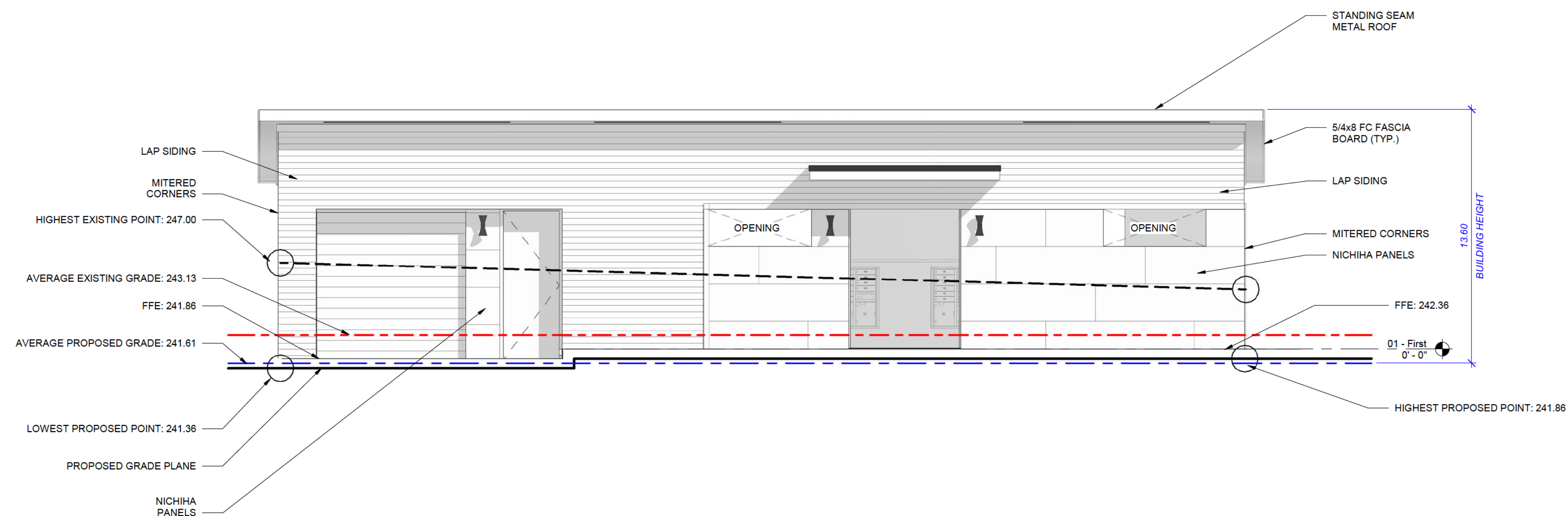
**MAIL KIOSK - NORTH ELEVATION** 4  
1/4" = 1'-0"



**MAIL KIOSK - EAST ELEVATION** 3  
1/4" = 1'-0"



**MAIL KIOSK - SOUTH ELEVATION** 2  
1/4" = 1'-0"



**MAIL KIOSK - WEST ELEVATION** 1  
1/4" = 1'-0"

ASR LEGEND	
	PROPOSED GRADE PLANE
	AVERAGE PROPOSED GRADE (may overlap proposed grade plane)
	EXISTING GRADE PLANE BETWEEN HIGHEST & LOWEST EXISTING SPOT ELEVATIONS
	AVERAGE EXISTING GRADE
	AVERAGE CURB ELEVATION



**BROADSTONE OAK CITY**  
RALEIGH, NC

**MAIL KIOSK - ELEVATIONS**

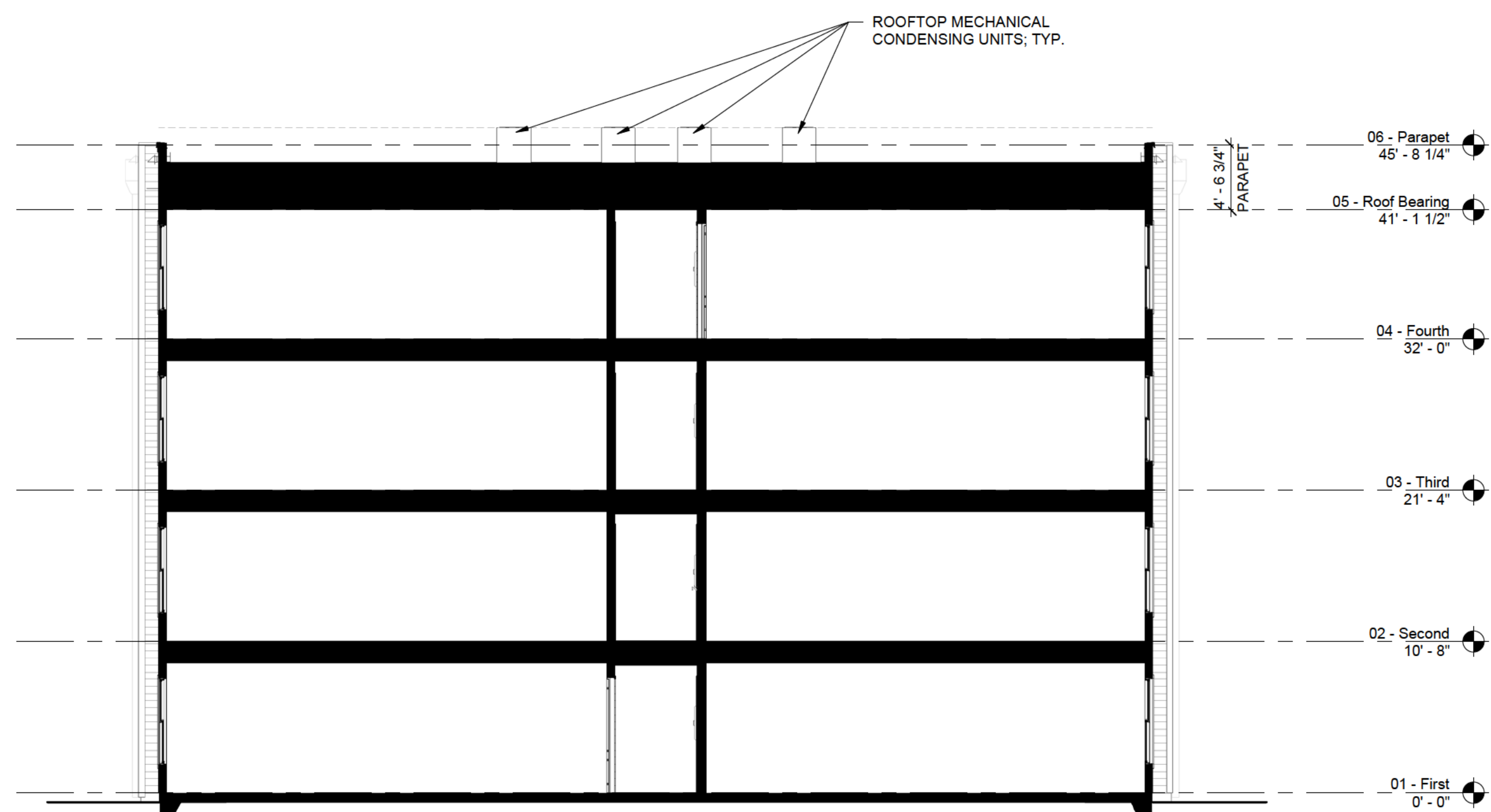
1/4" = 1'-0"

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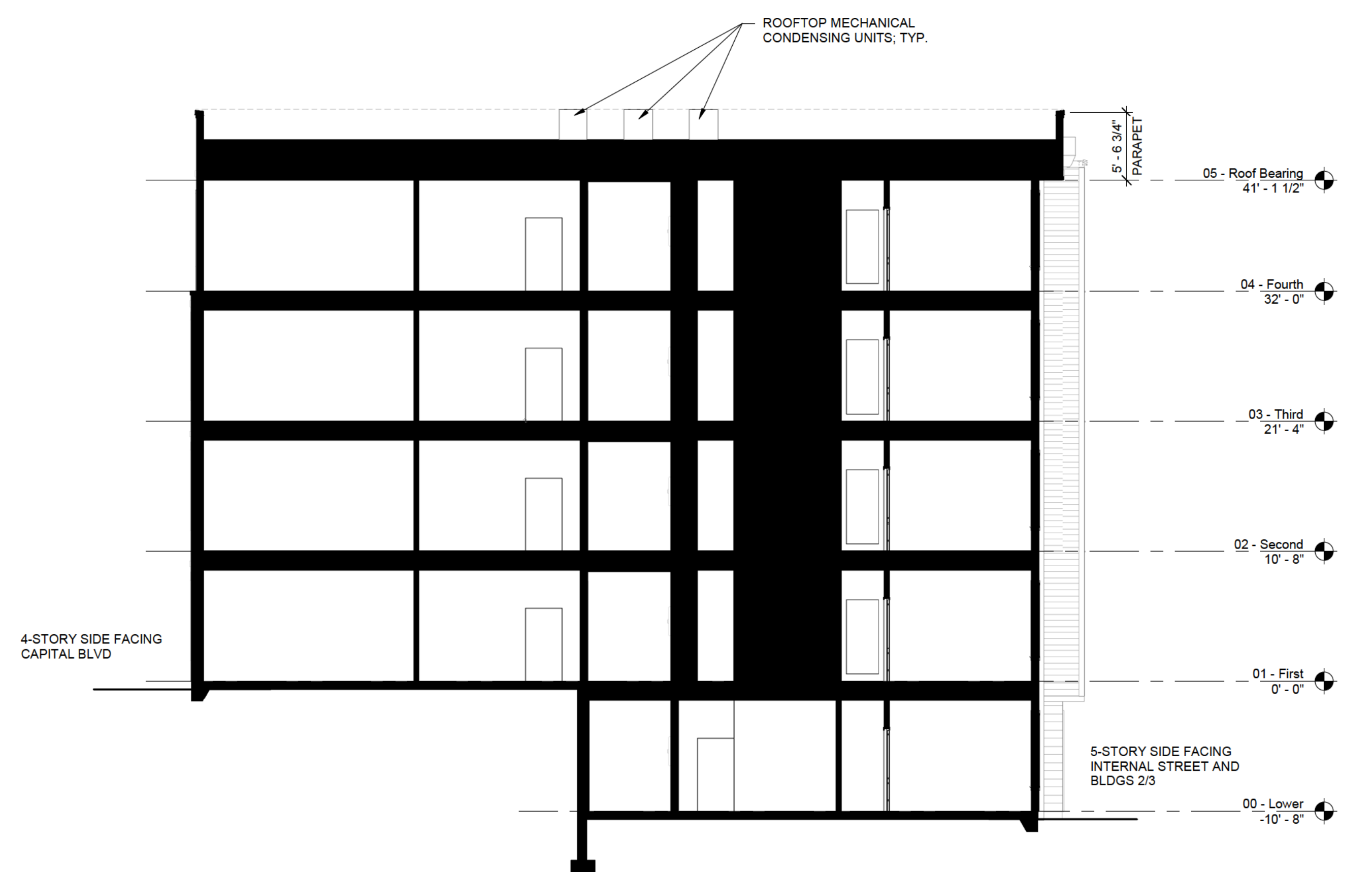
**A-11**

11.24.2020

19089



BLDG 2-4 - Section 2  
1/8" = 1'-0"



BLDG 1 - Section 1  
1/8" = 1'-0"