

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____


Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan		Tier Three Site Plan	
Building Type		Site Transaction History	
Detached	General	Subdivision case #: _____	
Attached	Mixed use	Scoping/sketch plan case #: _____	
Apartment	Open lot	Certificate of Appropriateness #: _____	
Townhouse	Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name:			
Inside City limits? Yes No			
Property address(es):			
Site P.I.N.(s):			
Please describe the scope of work. Include any additions, expansions, and change of use.			
Current Property Owner/Developer Contact Name:			
NOTE: please attach purchase agreement when submitting this form.			
Company:		Title:	
Address:			
Phone #:		Email:	
Applicant Name:			
Company:		Address:	
Phone #:		Email:	

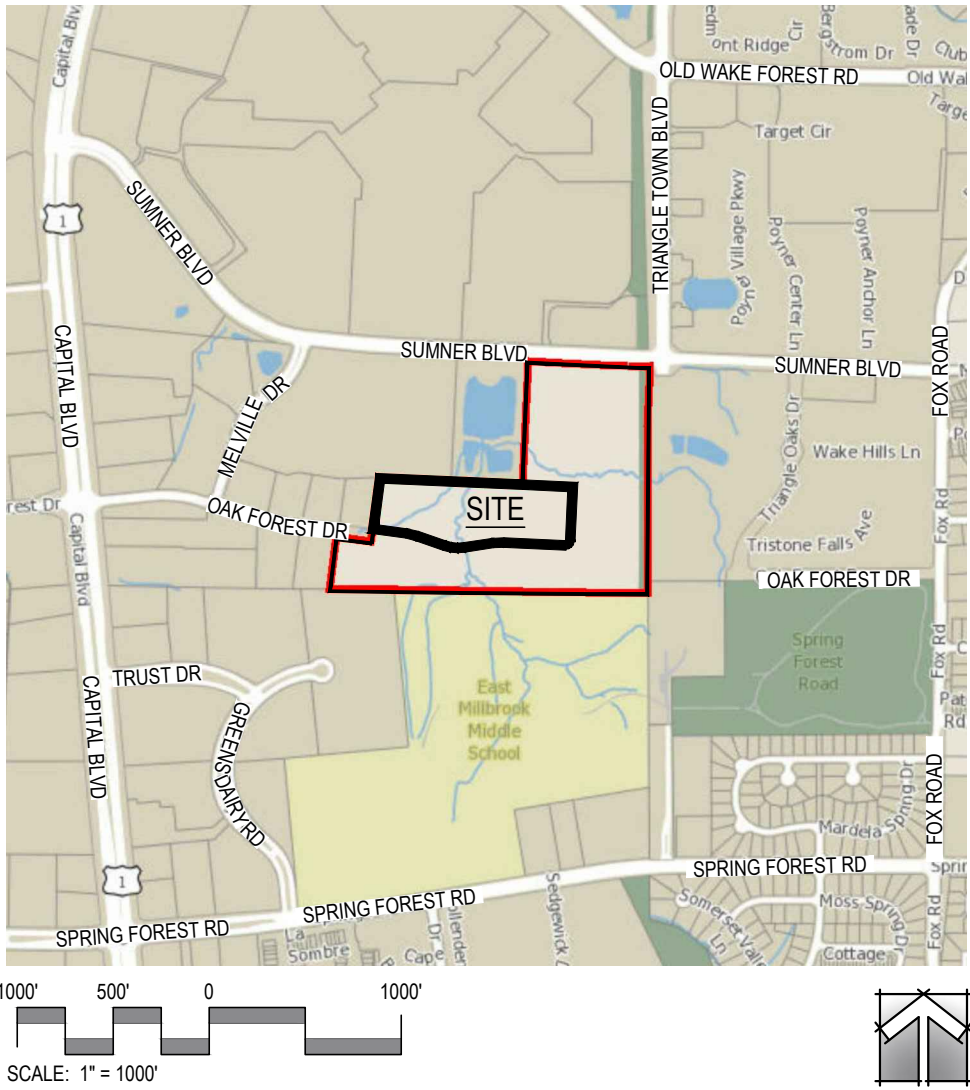
DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each):	Existing gross floor area (not to be demolished):
	Existing gross floor area to be demolished:
Gross site acreage:	New gross floor area:
# of parking spaces required:	Total sf gross (to remain and new):
# of parking spaces proposed:	Proposed # of buildings:
Overlay District (if applicable):	Proposed # of stories for each:
Existing use (UDO 6.1.4):	
Proposed use (UDO 6.1.4):	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Is this a flood hazard area? Yes No If yes, please provide: _____ Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
Neuse River Buffer Yes No	Wetlands Yes No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br 2br 3br 4br or more	
# of lots:	Is your project a cottage court? Yes No

SIGNATURE BLOCK	
<p>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.</p> <p>I, _____ 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.</p> <p>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.</p>	
Signature: 	Date:
Printed Name:	

6/7/2022 3:07 PM P:\3601\18048_Summer_Pointe at Town Center - Phase 1 - Lot 5 - Cover - ASR-01.dwg J:\AutoCAD\Projects\18048_P1-Lot 5-Cover-ASR-01.dwg



Urinance No. (4176) Date: 11/1/2016
Adopted: May 3, 2016
Effective: May 8, 2016

9. When any portion of the Property is developed, a pedestrian passage that complies with UDO Section 6.4.8.B shall be located on PIN Number 1724-44-9624 (described in deed recorded in Book 12133, Page 2356), but no pedestrian passage shall be required if disapproved by North Carolina Department of Transportation.

3900 Sumner Boulevard (PIN 1724-44-9624, DE 000124 PG 00260), Conditions dated January 12, 2016.

1. All other uses than those listed below are limited to a maximum height of four stories and 62 feet.

1. All other uses than those listed below are limited to a maximum height of four stories and 62 feet.

Section 2. Following the adoption date of this ordinance, applicants for permits and subdivisions may submit applications for development and plot plans that are compliant with all provisions contained within the Unified Development Ordinance, but final approval shall be made no earlier than the effective date of this ordinance.

Applicants may choose to submit applications for development compliant with the Part 10 Zoning Code between the adoption date and the effective date of this ordinance. The application of either code shall be specified at time of submittal. Completed applications submitted during this period will be processed in accordance with either the Part 10 Code or the Unified Development Ordinance, as specified by the applicant. No submittal for development plans and permits under the Part 10 Zoning Code will be permitted on or after the effective date that did not sunset.

For such site plans that were submitted prior to the effective date of the Unified Development Ordinance (September 1, 2013), the previous Part 10 Code standards shall apply. For such site plans that were submitted after September 1, 2013, chapters 8, 9 and 10 of the Unified Development Ordinance shall apply in addition to the Part 10 zoning code regulations.

Section 3. Following the adoption date of this ordinance, the Part 10 zoning code shall be used for those submittals referenced in Section 2 of this ordinance. Where a previously-approved zoning conditions reference a term that is defined in the Part 10 code and not defined in the UDO, the Part 10 code definition shall apply. The Part 10 Zoning Code shall be used after the effective date established in Section 2 to provide clarity in interpreting zoning conditions that reference a specific Part 10 zoning code section or defined term.

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REFERENCE: SUB-S-55-2018, SPR-0206-2021; Z-027F-14; BM 2009, PG 965; GREENWAY FILE # G-592; A-70-19; A-102-19; REZN-0019-2021; SPR-0070-2022

ASR-0050-2021

Administrative Site Review

1st Submittal: June 15, 2021

2nd Submittal: October 19, 2021

3rd Submittal: June 07, 2022

Pointe at Town Center - Phase 1 / Lot 5

3900 Sumner Boulevard
Raleigh, North Carolina 27616

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Notes

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NC DOT STANDARDS.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (919) 996-2409.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY JOHN A. EDWARDS AND COMPANY IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN AUGUST 2018, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN AUGUST 2018 & APRIL 2021.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
- TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- GROUND-MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF SEC 7.2.5.0.4 AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.

- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCR OACH ON THIS MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
- ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI, NCSC, AND ICC STANDARDS AND SPECIFICATIONS.
- ALL ABOVE GROUND UTILITY DEVICES TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETCO) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.
- A POOL IS PROPOSED ON THIS SITE. THE POOL TO BE WITH ANY LINEAR DIMENSION LESS THAN 65 FEET AND SMALLER THAN 4,000 SQUARE FEET.
- REQUIRED PARKING FOR AN AFFORDABLE HOUSING DEVELOPMENT MAY BE REDUCED TO A RATE OF ONE (1) PARKING SPACE FOR EACH UNIT AS PER UDO SEC 7.14.B.
- NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, STRUCTURES, AND RETAINING WALLS) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

FIRE DEPARTMENT NOTES

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFPA 13R) OR 250 FEET (NFPA13) TO ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF THE BUILDING (NCFP 503.1.1).
- FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFP 507.5.1).
- ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 1/2 INCH STORZ CONNECTION.
- FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2018 NFPA, SECTION 507.3.

SOLID WASTE INSPECTION STATEMENTS

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

TREE CONSERVATION NOTE

THIS PROJECT SITE IS MORE THAN 2 ACRES. TREE CONSERVATION IS REQUIRED PER UDO SEC. 9.1.2. REFER TO RECORDED MAP, BM 2009, PG 965 FOR EXISTING TREE CONSERVATION AREAS. REFER TO SUB-S-55-2018. TREE CONSERVATION AREA TO BE RECORDED AFTER THE SUBDIVISION SPR APPROVAL.

TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES

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

Project Team

OWNER

Triangle Town Center Holding, LLC
2013 Rolling Rock Road
Wake Forest, North Carolina 27587
919.435.1597
mark.tipton@whistlerinvestmentgroup.com

DEVELOPER

Carolina Project Equities, LLC
2013 Rolling Rock Road
Wake Forest, North Carolina 27587
919.435.1597
mark.tipton@whistlerinvestmentgroup.com

LANDSCAPE ARCHITECT

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919.835.1510 (fax)
kent@jDavisarchitects.com

ARCHITECT

CSBO Architecture P.C.
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High Point, North Carolina 27265
336.617.3079
carlos.sanchez@csboinc.com

ENGINEER

John A. Edwards & Co.
333 Wade Avenue
Raleigh, North Carolina 27605
919.828.4428
919.828.4711 (fax)
jon_callahan@jaeco.com

SURVEYOR

John A. Edwards & Co.
333 Wade Avenue
Raleigh, North Carolina 27605
919.828.4428
919.828.4711 (fax)
chris@JAECO.COM

Application

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 request.)

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"/> Attached <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Open lot <input type="checkbox"/> Civic
Site Transaction History	Subdivision case #: SUB-S-55-2018 Scoping/sketch plan case #: 56004 (Subdivision) Certificate of Appropriateness #: Board of Adjustment #: A-70-19 (Subdivision) Zoning Case #: Z-027F-14 Administrative Alternate #: Comp Plan: CP-4-19 (Subdivision)	

GENERAL INFORMATION

Development name: The Pointe at Town Center - Phase 1/Lot 5

Inside City limits? Yes ☒ No ☐

Property address(es): 3900 Sumner Blvd, Raleigh, NC 27616

Site P.I.N.(s): 1726682647

Please describe the scope of work. Include any additions, expansions, and change of use.
Development of Multi-Unit Living (Affordable Apartment Buildings, Clubhouse with Amenity Area, Refuse Areas, & Retaining Walls)

Current Property Owner/Developer Contact Name: Mark Tipton

NOTE: please attach purchase agreement when submitting this form.

Company: Carolina Project Equities, LLC Title: Managing Member

Address: 2013 Rolling Rock Road, Wake Forest, NC 27587

Phone #: 919-435-1597 Email: mark.tipton@whistlerinvestmentgroup.com

Applicant Name: Ken Thompson

Company: JDavis Architects Address: 510 S Wilmington Street, Raleigh, NC 27601

Phone #: 919-612-6997 Email: kent@jDavisarchitects.com

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-5-UL-CU	Existing gross floor area (not to be demolished): 0 SF Existing gross floor area to be demolished: 0 SF
Gross site acreage: 7.26 AC	New gross floor area: 180,509 SF
# of parking spaces required: 142	Total sf gross (to remain and new): 180,509 SF
# of parking spaces proposed: 156	Proposed # of buildings: 4 Apt. Bldgs. & 1 Community center
Overlay District (if applicable): N/A	Proposed # of stories for each: 4 (Bldg 7 & 8), 3 (Bldg 9) & 1 (C-Ctr)
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Multi-Unit Living	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.4C Square Feet: 0 SF	Proposed Impervious Surface: Acres: 3.75 AC Square Feet: 163,300 SF
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 checked="" type="checkbox"/>	

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 120	Total # of hotel units: 0
# of bedroom units: 1br 6 2br 60 3br 54 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, Ken Thompson will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

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

Signature: [Signature] Date: 06.15.2021

Printed Name: Ken Thompson, RLA, Senior Associate, JDavis Architects

LEGEND:

	PROP. FIRE HYDRANT
	PROP. HANDICAP PARKING
	WHEEL STOP AND PENALTY SIGNAGE
	PROJECT BOUNDARY
	EASEMENT
	TOP OF BANK
	RIPIARIAN BUFFER
	PROP. TREE CONSERVATION AREA
	PROP. TREE PROTECTION FENCE
	PROP. AMENITY AREA
	EX. WETLAND

ADMINISTRATIVE SITE REVIEW

PROJECT:	JAE-18048	DATE	06.15.2021
ISSUE:	Administrative Site Review		
REVISIONS:	1st Review Comments	10.19.2021	
	2nd Review Comments	06.06.2022	
DRAWN BY:			
CHECKED BY:			
CONTENT:	COVER		

0.0

Carolina Project Equities, LLC

Pointe at Town Center - Phase 1 (Lot 5)

3900 Sumner Boulevard

Raleigh, North Carolina 27616

JDAVIS

510 South Wilmington Street | Raleigh, NC 27601 | Tel 919.835.1500

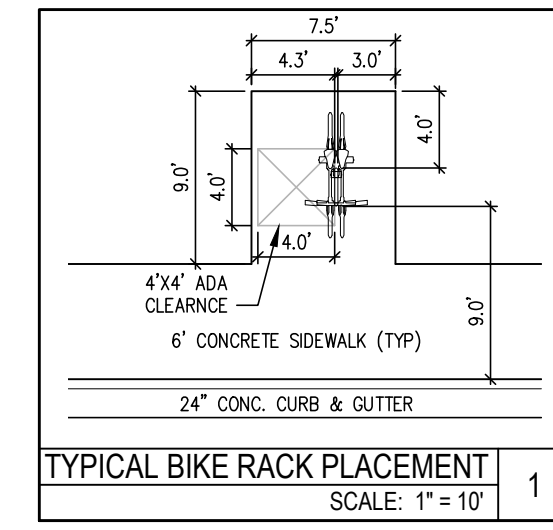
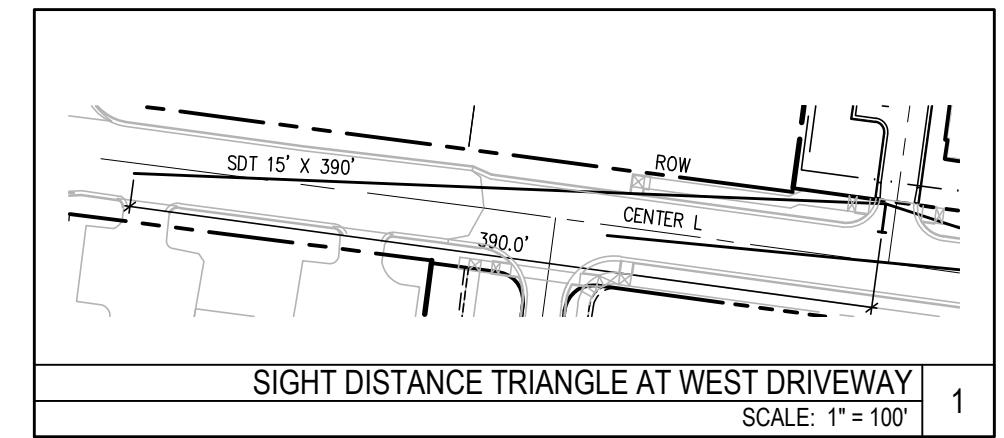
1218 Chantrelle St., 7th Floor | Philadelphia, PA 19107 | Tel 215.545.0121

ASR-0050-2021 (Admin. Site Review)

SUB-S-55-2018/SPR-0206-2021

©2022 JDAVIS ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF JDAVIS ARCHITECTS, PLLC.

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- ACCESSIBILITY NOTES:**
- ALL INTERSECTIONS OF ACCESSIBLE ROUTE SHALL HAVE MINIMUM 5'X5' LANDING.
 - MINIMUM LANDING AT ACCESS AISLE FOR HC PARKING SPACE SHALL BE 4' X 4'.
 - ALL LANDINGS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
 - HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN 2% SLOPE IN ANY DIRECTION.
 - ALL ACCESSIBLE ROUTE SHALL NOT EXCEED 2% CROSS PITCH. MAXIMUM RAMP RUN TO BE 8.3%. RAMP MUST HAVE BETWEEN 24" AND 30" HEIGHT HANDRAILS ON BOTH SIDES IF THE SLOPE IS GREATER THAN 5%, AND MINIMUM 5'X5' LANDING SHALL BE PROVIDED EVERY 30' MAXIMUM RUN. MINIMUM 5'X5' LANDING IS REQUIRED AT THE TOP & BOTTOM OF THE RAMP. MINIMUM 5'X5' TURN PLATFORM LANDING IS REQUIRED.
 - ALL CROSS WALK SHALL BE NO GREATER THAN 2% SLOPE IN ANY DIRECTION.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ADA STANDARDS.
 - REFER TO GRADING PLAN FOR ACCESSIBLE ROUTE.

- LEGEND:**
- EX FIRE HYDRANT
 - LANDING FOR RAMP
 - HC PARKING W/ WHEEL STOP AND PENALTY SIGNAGE
 - PROJECT BOUNDARY
 - EX ADJACENT PROPERTY LINE
 - EX RIGHT OF WAY LINE
 - EASEMENT
 - TOP OF BANK
 - RIPARIAN BUFFER
 - PROP. TREE CONSERVATION AREA
 - BUILD-TO LINE
 - PROP. TREE PROTECTION FENCE
 - PROP. AMENITY AREA
 - CITY OF RALEIGH GREENWAY EASEMENT

- TREE CONSERVATION AREA LEGEND:**
- PRIMARY TREE CONSERVATION AREA - NEUSE BUFFER ZONE 2
 - TREE CONSERVATION AREA - GREENWAY
 - SECONDARY TREE CONSERVATION AREA

- AFFORDABLE HOUSING NOTES:**
- NC HOUSING FINANCE AGENCY AWARDED LOW-INCOME HOUSING TAX CREDIT ALLOCATIONS TO THIS PROJECT. ALL UNITS AT THIS SITE WILL BE RESTRICTED TO HOUSEHOLDS WITH INCOMES AT OR BELOW 60% OF THE AREA MEDIAN INCOME FOR 30 YEARS AS REQUIRED BY THE LOW-INCOME HOUSING TAX CREDIT PROGRAM. COMPLIANCE IS MONITORED BY NC HOUSING FINANCE AGENCY AND OTHERS.
 - ALL AFFORDABLE UNITS TO BE COMPLIANCE WITH DEFINITION OF "AFFORDABLE HOUSING" PER UDO 12.2 DEFINED TERMS.

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

- RETAINING WALLS:**
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.

SEE LS1.1 FOR DETAILS

- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NC DOT STANDARDS.
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 - ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY JOHN A. EDWARDS AND COMPANY IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN AUGUST 2018 & FEBRUARY 2019, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN AUGUST 2018.
 - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
 - UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
 - UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
 - TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR

- COLOR OF THE PRINCIPAL BUILDING.**
- GROUND-MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF SEC 7.2.5.4.4 AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.
 - CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
 - HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION AS PER ADA STANDARDS.
 - PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
 - ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI, NCSCB, AND ICC STANDARDS AND SPECIFICATIONS.
 - ALL ABOVE GROUND UTILITY DEVICES TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE, HOTBOX, ETC SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
 - UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.
 - REQUIRED PARKING FOR AN AFFORDABLE HOUSING DEVELOPMENT MAY BE REDUCED TO A RATE OF ONE (1) PARKING SPACE FOR EACH UNIT AS PER UDO SEC 7.1.4.B.
 - POOL IS PROPOSED ON THIS SITE. THE POOL TO BE WITH ANY LINEAR DIMENSION LESS THAN 65 FEET AND SMALLER THAN 4,000 SQUARE FEET.
 - NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, STRUCTURES, AND RETAINING WALLS) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

Zoning summary Lots #5	
Project: The Pointe at Town Center - Lot 5	
Date: 06.15.2021 (Revised: 06.06.2022)	
1 Zoning	CX-5-UL-CU
2 Section 3.2.4 Apartment	
A Lot Dimensions	
A1 Area (min)	10,000 SF
A2 Width (min)	N/A FT
A3 Outdoor Amenity (min)	10 %
B Building setbacks	
B1 From primary street (min)	5 FT
B2 From side street (min)	5 FT
B3 From side lot line (min)	0 or 6 FT
B4 From rear lot line (min)	0 or 6 FT
B4 From alley	4 or 20 FT
C Parking setbacks	
C1 From primary street (min)	10 FT
C2 From side street (min)	10 FT
C3 From side lot line (min)	0 or 3 FT
C4 From rear lot line (min)	0 or 3 FT
C4 From alley	4 FT
D Build-To	
D1 Primary street build-to (min/max)	See Item #3 Frontages below
D2 Building width in primary build-to (min)	See Item #3 Frontages below
D3 Side street build-to (min/max)	See Item #3 Frontages below
D4 Building width in side build-to (min)	See Item #3 Frontages below
E Height	
E1 Principal building (max)	2-27(14) (62' max) 4 Story
E2 Accessory structure (max)	25 FT
F Floor Heights	
F1 Ground floor elevation (min)	Z
G Transparency	
G1 Ground story (min)	20 %
G2 Upper story (min)	15 %
G3 Blank wall area (max)	35 FT
H Allowed building elements	Porch, Stoop, Balcony
I Frontage requirements (sec. 3.4.7)	UL (Urban Limited)
C1 Primary street build-to (min/max)	0 to 20 FT
C2 Building width in primary build-to (min)	50 %
C3 Side street build-to (min/max)	0 to 20 FT
C4 Building width in side build-to (min)	25 %
D Additional parking limitations	
D1 No on-site parking or vehicular surface permitted between building and the street	
F Pedestrian access	
F1 Primary street-facing entrance required	Yes
F2 Street-facing entrance spacing	75 FT
F3 Streetscape requirement	see Sec. 5.5.2.B Mixed Use
4 Streetscape requirements (sec. 5.5.2.B)	Mixed Use
A Streetscape width (max.)	35 FT
B Streetscape requirements (sec. 5.5.2.B)	
E Sidewalk (min)	8 FT
F Planting area (min)	6 FT
General	
Walkway type	Sidewalk
Planting type	Tree grate / lawn
Tree spacing	40 O.C. avg.

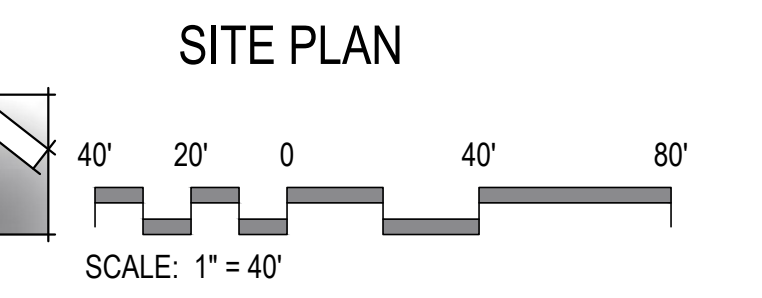
1 Site Data		Lot #5	
2 Tract area		7.26 AC	
Less right of way dedication		0.90 AC	
Net acreage		7.26 AC	
3 Proposed use		Multi-unit living	
Multi-unit living 1 BR		6 DU	
Multi-unit living 2 BR		60 DU	
Multi-unit living 3 BR		54 DU	
Total		120 DU	
4 Gross square footage		54,112 SF	
Building 7 (Type A)		54,112 SF	
Building 8 (Type A)		15,669 SF	
Building 9 (Type A)		54,112 SF	
Leasing and Amenity building		2,564 SF	
Total		180,509 SF	
Proposed FAR		180,509 / 7.26 =	57.1%
Building lot coverage		48,064 / 7.26 =	15.2%
Proposed density		120 / 7.26 =	16.5 DU/AC
5 Outdoor amenity area (UDO section 3.2.6.A.3)		7,260 x 10% = 726 AC	
Area required - 10% of net acreage		0.726 x 10% = 0.0726 AC	
Provided		31,625 SF	
Area provided - OAA #1		23,422 SF 7.4% 0.538 AC	
Area provided - OAA #2		7,082 SF 2.2% 0.183 AC	
Area provided - OAA #3		5,789 SF 1.8% 0.133 AC	
Area provided - OAA #4		5,631 SF 1.8% 0.128 AC	
Total		41,924 SF 13.3% 0.982 AC	
6 Building height		2-27(14) (62' max) 4 Story	
Allowed height		(64'6") 4 Story	
Proposed height - See elevations for building heights		(64'6") 4 Story	
7 Neighborhood transition (UDO section 3.5)		n/a	
8 Build-to		Oak Forest Dr.	
C1 Primary street build-to (min/max)		Required	
Right of way length		1043.0 LF	
Less Riparian buffer		140.5 LF	
Net right of way length		902.4 LF	
Adjusted required build-to		50% x 902 = 451.2 LF	
Provided (See dim. in red)		25.2% 227.6 LF	
See Item #2 below A-102-19 is approved for Primary Street Build-to, sec. 3.4.7.C		Triangle Ridge Road	
C1 Primary street build-to (min/max)		Required	
50% x 307 = 153.5 LF		Provided (See dim. in red)	
55.8% 171.2 LF		9 Required parking (UDO section 7.1.2 & 7.1.4.B)	
Multi-unit living 1 BR		6 x 1.0 = 6 SP	
Multi-unit living 2 BR		60 x 1.0 = 60 SP	
Multi-unit living 3 BR		54 x 1.0 = 54 SP	
Visitor		120 x 10% = 12 SP	
Leasing and Amenity building		2,980 / 300 = 10 SP	
Total required		142 SP	
Parking provided		Standard space	
136 SP		HC space	
20 SP		Total spaces provided	
156 SP		Surface parking percentage	
156 / 142 = 109.9%		10 Required bicycle parking (UDO section 7.1.2)	
Multi-unit living		Short term (1 space per 20 rooms, min. 4)	
120 / 20 = 6 SP		Short term bike parking provided	
6 SP		11 Impervious area	
Existing		0.5 SF 0.50 AC	
Proposed		163,350 SF 3.75 AC	
12 Notes:		#1 A BOA variance (A-102-19) is approved for ground floor elevation of Z, sec. 3.2.4.F1	
#2 A BOA variance (A-102-19) is approved for Primary Street Build-to, sec. 3.4.7.C		#3 A BOA variance (A-102-19) is approved for Pedestrian Access, sec. 3.4.7.E1 & E2	

BUILDING ELEVATIONS		IMPROVED GRADE			
		Front		Rear*	
		LOW	HIGH	LOW	HIGH
BUILDING 7	Triangle Ridge Road	310.60	310.60	-	310.60
BUILDING 7	Oak Forest Drive	310.60	310.60	-	310.60
BUILDING 8	Triangle Ridge Road	299.10	299.10	-	299.10
BUILDING 8	Oak Forest Drive	299.10	299.10	-	299.10
BUILDING 9	Oak Forest Drive	290.20	290.20	-	290.20
BUILDING 10	Oak Forest Drive	292.10	292.10	-	292.10
COMMUNITY CENTER	Triangle Ridge Road	301.30	301.30	-	301.30
COMMUNITY CENTER	Oak Forest Drive	301.30	301.30	-	301.30
GAZEBO (W)	Oak Forest Drive	289.50	289.50	-	289.50
GAZEBO (E)	Triangle Ridge Road	302.50	302.50	-	302.50
GAZEBO (E)	Oak Forest Drive	302.50	302.50	-	302.50

Phase 1 LOT 5 PRIMARY STREET DETERMINATION (SEC. 1.4.4.C.1)	
A LOT DEVELOPED WITH THE APARTMENT, GENERAL MIXED-USE OR CIVIC BUILDING TYPES SHALL DESIGNATE ITS PRIMARY STREET USING THE CRITERIA SHOWN IN (A) THROUGH (D) BELOW. IF NO STREET MEETS CRITERIA (A) THROUGH (D), THEN THE STREET THAT SATISFIES MORE OF CRITERIA (E) THROUGH (G) WILL BE DESIGNATED AS PRIMARY. IF THE CRITERIA DO NOT APPLY OR DO NOT PRODUCE A CLEAR RESULT, THEN ANY STREET MAY BE DESIGNATED AS PRIMARY BY THE APPLICANT.	
A. THE STREET WITH TRANSIT SERVICE:	NO
B. THE STREET DESIGNATED AS A MAIN STREET OR URBAN THROUGHFARE ON THE URBAN FORM MAP:	NO
C. ANY STREET DESIGNATED AS A RETAIL STREET IN THE DOWNTOWN SECTION OF THE COMPREHENSIVE PLAN:	NO
D. THE STREET DESIGNATED AS A MIXED-USE STREET ON THE RALEIGH STREET PLAN MAP:	YES
E. PER SECTION 1.4.4.C.1, IF THREE OR FOUR STREETS MEET ANY OF CRITERIA (A) THROUGH (D), THE TWO STREETS THAT MEET MORE OF (A) THROUGH (D) WILL BE DESIGNATED AS PRIMARY. IF THEY MEET THE SAME NUMBER, THEN THE APPLICANT MAY CHOOSE THE TWO STREETS.	PRIMARY
RESPONSE: BASED ON THE ABOVE, BOTH STREETS ARE PRIMARY	

REFERENCE:
Z-027F-14; BM2009, PG965; SUB-S-55-18; SPR-0206-2021;
GREENWAY: G-592; ANNEX-0004-2022
BOA: A-70-19 & A-102-19; REZN-0019-2021;
SPR-0070-2022

ASR-0050-2021



JDAVIS

510 South Wilmington Street | Raleigh, NC 27601 | Tel 919.835.1500
1218 Charlotte St., 7th Floor | Philadelphia, PA 19107 | Tel 215.545.0121

Carolina Project Equities, LLC

Pointe at Town Center - Phase 1 (Lot 5)

3900 Summer Boulevard

Raleigh, North Carolina 27616

ADMINISTRATIVE SITE REVIEW

PROJECT:	JAE-18048	DATE:	
ISSUE:	Administrative Site Review		06.15.2021
REVISIONS:	1st Review Comments		10.19.2021
	2nd Review Comments		06.06.2022
DRAWN BY:	KT, SB		
CHECKED BY:	KT		
CONTENT:	SITE PLAN		

LS1.1

REFERENCE: SUB-S-55-2018



E1 BUILDINGS 7&8 TYPE A FRONT ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING ELEVATIONS							
		IMPROVED GRADE					AVG
		Front		Rear*			
		LOW	HIGH	LOW	HIGH		
BUILDING 7	Triangle Ridge Road	310.60	310.60	-	-	310.60	
BUILDING 7	Oak Forest Drive	310.60	310.60	-	-	310.60	
BUILDING 8	Triangle Ridge Road	299.10	299.10	-	-	299.10	
BUILDING 8	Oak Forest Drive	299.10	299.10	-	-	299.10	
BUILDING 9	Oak Forest Drive	290.20	290.20	-	-	290.20	
BUILDING 10	Oak Forest Drive	292.10	292.10	-	-	292.10	
COMMUNITY CENTER	Triangle Ridge Road	301.30	301.30	-	-	301.30	
COMMUNITY CENTER	Oak Forest Drive	301.30	301.30	-	-	301.30	
GAZEBO (W)	Oak Forest Drive	289.50	289.50	-	-	289.50	
GAZEBO (E)	Triangle Ridge Road	302.50	302.50	-	-	302.50	
GAZEBO (E)	Oak Forest Drive	302.50	302.50	-	-	302.50	

* Where property slope increases to the rear, building height is measured from the average post development grade of the front and rear wall plane.

- Per section 1.5.7.A.2 (TC-4-20) of the UDO, building height is measured from the average improved grade to the top of the highest point of a pitched or flat roof excluding the parapet.

- Average grade is considered to be the average post-development grade along the building elevation most parallel and closest to the primary street setback. Where a site or lot is determined to have more than one primary street, average grade shall be determined along each elevation most parallel and closest to each primary street. Maximum building height must be met from the average grade of each primary street independently.

ELEVATION MATERIAL KEY			
01	30 YEAR ANTI-FUNGAL ARCHITECTURAL SHINGLE	11	MFR STONE SOLDIER COURSE
02	VINYL DOUBLE 4" LAP SIDING	12	PRE-FINISHED SEAMLESS GUTTER
03	VINYL SHAKES	13	VINYL SINGLE HUNG WINDOW
04	VINYL SINGLE 8" LAP SIDING	14	DECORATIVE PVC BRACKET - FYPON
05	ALUMINUM WRAPPED WOOD TRIM	15	PVC GUARDRAIL
06	VINYL OUTSIDE CORNER POST	16	PRE-FINISHED ALUM DOWNSPOUT
07	SQUARE PVC COLUMN COVER	17	CONTINUOUS RIDGE VENT
08	PVC TRIM BOARD	18	VINYL LOUVER
09	MFR STONE VENEER	19	VINYL DOUBLE 6" LAP SIDING
10	MFR STONE VENEER CAPISILL	20	VINYL BOARD 'N BATTEN



A1 BUILDINGS 7&8 TYPE A REAR ELEVATION
SCALE: 1/8" = 1'-0"

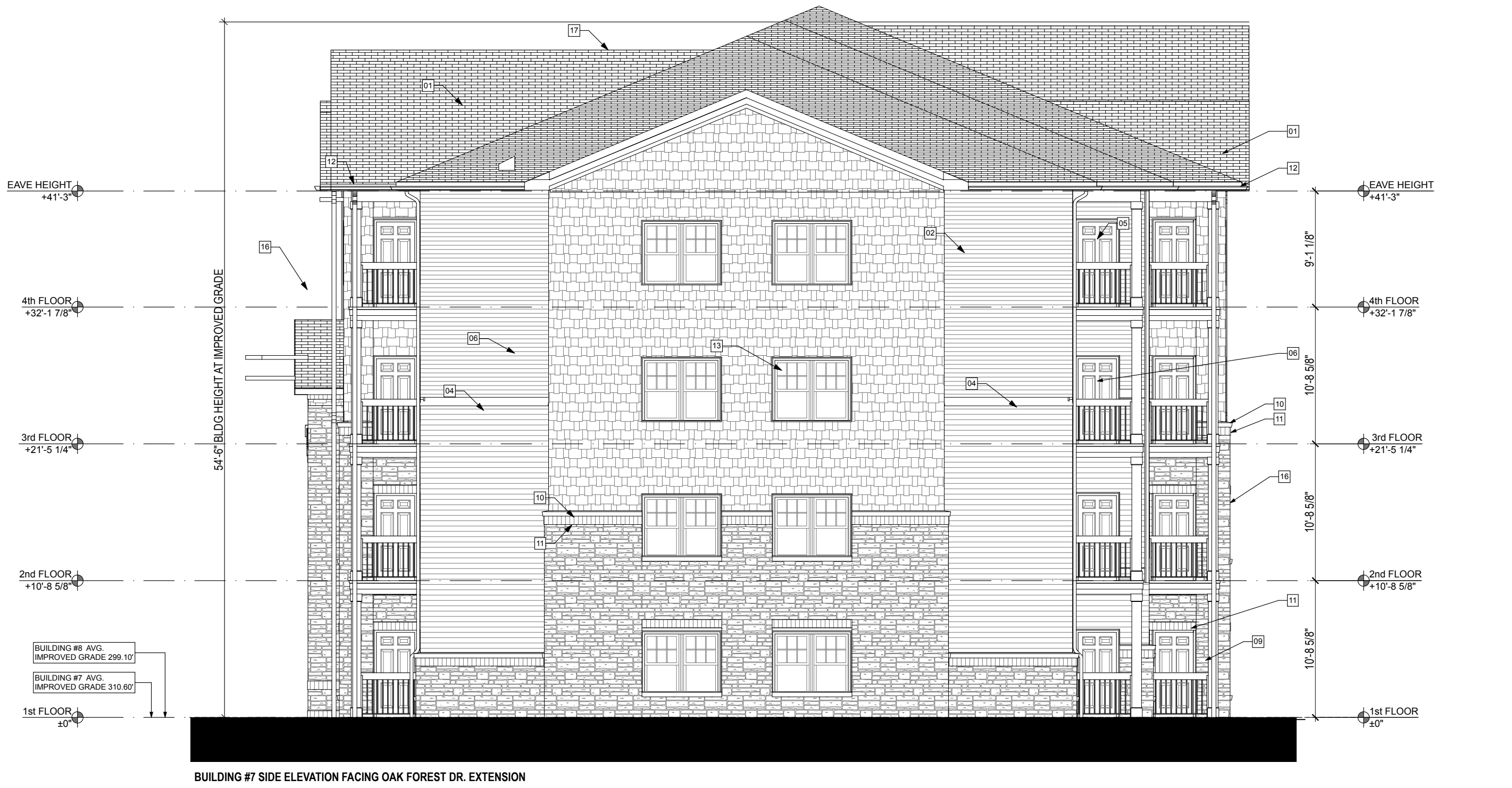
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01	30 YEAR ANTI-FUNGAL ARCHITECTURAL SHINGLE	11	MFR STONE SOLDIER COURSE
02	VINYL DOUBLE 4" LAP SIDING	12	PRE-FINISHED SEAMLESS GUTTER
03	VINYL SHAKES	13	VINYL SINGLE HUNG WINDOW
04	VINYL SINGLE 8" LAP SIDING	14	DECORATIVE PVC BRACKET - FYPON
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06	VINYL OUTSIDE CORNER POST	16	PRE-FINISHED ALUM DOWNSPOUT
07	SQUARE PVC COLUMN COVER	17	CONTINUOUS RIDGE VENT
08	PVC TRIM BOARD	18	VINYL LOUVER
09	MFR STONE VENEER	19	VINYL DOUBLE 6" LAP SIDING
10	MFR STONE VENEER CAP/SILL	20	VINYL BOARD 'N BATTEN

BUILDING ELEVATIONS						
	PRIMARY STREET FRONT	IMPROVED GRADE				
		Front		Rear*		AVG
		LOW	HIGH	LOW	HIGH	
BUILDING 7	Triangle Ridge Road	310.60	310.60	-	-	310.60
BUILDING 7	Oak Forest Drive	310.60	310.60	-	-	310.60
BUILDING 8	Triangle Ridge Road	299.10	299.10	-	-	299.10
BUILDING 8	Oak Forest Drive	299.10	299.10	-	-	299.10
BUILDING 9	Oak Forest Drive	290.20	290.20	-	-	290.20
BUILDING 10	Oak Forest Drive	292.10	292.10	-	-	292.10
COMMUNITY CENTER	Triangle Ridge Road	301.30	301.30	-	-	301.30
COMMUNITY CENTER	Oak Forest Drive	301.30	301.30	-	-	301.30
GAZEBO (W)	Oak Forest Drive	289.50	289.50	-	-	289.50
GAZEBO (E)	Triangle Ridge Road	302.50	302.50	-	-	302.50
GAZEBO (E)	Oak Forest Drive	302.50	302.50	-	-	302.50

* Where property slope increases to the rear, building height is measured from the average post development grade of the front and rear wall plane.

- Per section 1.5.7.A.2 (TC-4-20) of the UDO, building height is measured from the average improved grade to the top of the highest point of a pitched or flat roof excluding the parapet.

- Average grade is considered to be the average post-development grade along the building elevation most parallel and closest to the primary street setback. Where a site or lot is determined to have more than one primary street, average grade shall be determined along each elevation most parallel and closest to each primary street. Maximum building height must be met from the average grade of each primary street independently.



E5 BUILDINGS 7&8 TYPE A RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



A5 BUILDINGS 7&8 TYPE A LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS:	
2019-09-20	ZONING SUBMITTAL
2020-02-02	ZONING COMMENTS

ELEVATION MATERIAL KEY

01	30 YEAR ANTI-FUNGAL ARCHITECTURAL SHINGLE	11	MFR STONE SOLDIER COURSE
02	VINYL DOUBLE 4" LAP SIDING	12	PRE-FINISHED SEAMLESS GUTTER
03	VINYL SHAKES	13	VINYL SINGLE HUNG WINDOW
04	VINYL SINGLE 8" LAP SIDING	14	DECORATIVE PVC BRACKET - FYPON
05	ALUMINUM WRAPPED WOOD TRIM	15	PVC GUARDRAIL
06	VINYL OUTSIDE CORNER POST	16	PRE-FINISHED ALUM DOWNSPOUT
07	SQUARE PVC COLUMN COVER	17	CONTINUOUS RIDGE VENT
08	PVC TRIM BOARD	18	VINYL LOUVER
09	MFR STONE VENEER	19	VINYL DOUBLE 5" LAP SIDING
10	MFR STONE VENEER CAP/SILL	20	VINYL BOARD 'N BATTEN

BUILDING ELEVATIONS						
	PRIMARY STREET FRONT	IMPROVED GRADE				
		Front		Rear*		AVG
		LOW	HIGH	LOW	HIGH	
BUILDING 7	Triangle Ridge Road	310.60	310.60	-	-	310.60
BUILDING 7	Oak Forest Drive	310.60	310.60	-	-	310.60
BUILDING 8	Triangle Ridge Road	299.10	299.10	-	-	299.10
BUILDING 8	Oak Forest Drive	299.10	299.10	-	-	299.10
BUILDING 9	Oak Forest Drive	290.20	290.20	-	-	290.20
BUILDING 10	Oak Forest Drive	292.10	292.10	-	-	292.10
COMMUNITY CENTER	Triangle Ridge Road	301.30	301.30	-	-	301.30
COMMUNITY CENTER	Oak Forest Drive	301.30	301.30	-	-	301.30
GAZEBO (W)	Oak Forest Drive	289.50	289.50	-	-	289.50
GAZEBO (E)	Triangle Ridge Road	302.50	302.50	-	-	302.50
GAZEBO (E)	Oak Forest Drive	302.50	302.50	-	-	302.50

* Where property slope increases to the rear, building height is measured from the average post development grade of the front and rear wall plane.

- Per section 1.5.7.A.2 (TC-4-20) of the UDO, building height is measured from the average improved grade to the top of the highest point of a pitched or flat roof excluding the parapet.

Average grade is considered to be the average post-development grade along the building elevation most parallel and closest to the primary street setback. Where a site or lot is determined to have more than one primary street, average grade shall be determined along each elevation most parallel and closest to each primary street. Maximum building height must be met from the average grade of each primary street independently.



E4 BUILDING #9 TYPE B FRONT ELEVATION
SCALE: 1/8" = 1'-0"



A4 BUILDING #9 TYPE B REAR ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL KEY			
01	30 YEAR ANTI-FUNGAL ARCHITECTURAL SHINGLE	11	MFR STONE SOLDIER COURSE
02	VINYL DOUBLE 4" LAP SIDING	12	PRE-FINISHED SEAMLESS GUTTER
03	VINYL SHAKES	13	VINYL SINGLE HUNG WINDOW
04	VINYL SINGLE 8" LAP SIDING	14	DECORATIVE PVC BRACKET - FYPON
05	ALUMINUM WRAPPED WOOD TRIM	15	PVC GUARDRAIL
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09	MFR STONE VENEER	19	VINYL DOUBLE 5" LAP SIDING
10	MFR STONE VENEER CAP/SILL	20	VINYL BOARD 'N BATTEN

BUILDING ELEVATIONS						
	PRIMARY STREET FRONT	IMPROVED GRADE				
		Front		Rear*		AVG
		LOW	HIGH	LOW	HIGH	
BUILDING 7	Triangle Ridge Road	310.60	310.60	-	-	310.60
BUILDING 7	Oak Forest Drive	310.60	310.60	-	-	310.60
BUILDING 8	Triangle Ridge Road	299.10	299.10	-	-	299.10
BUILDING 8	Oak Forest Drive	299.10	299.10	-	-	299.10
BUILDING 9	Oak Forest Drive	290.20	290.20	-	-	290.20
BUILDING 10	Oak Forest Drive	292.10	292.10	-	-	292.10
COMMUNITY CENTER	Triangle Ridge Road	301.30	301.30	-	-	301.30
COMMUNITY CENTER	Oak Forest Drive	301.30	301.30	-	-	301.30
GAZEBO (W)	Oak Forest Drive	289.50	289.50	-	-	289.50
GAZEBO (E)	Triangle Ridge Road	302.50	302.50	-	-	302.50
GAZEBO (E)	Oak Forest Drive	302.50	302.50	-	-	302.50

* Where property slope increases to the rear, building height is measured from the average post development grade of the front and rear wall plane.

- Per section 1.5.7.A.2 (TC-4-20) of the UDO, building height is measured from the average improved grade to the top of the highest point of a pitched or flat roof excluding the parapet.

- Average grade is considered to be the average post-development grade along the building elevation most parallel and closest to the primary street setback. Where a site or lot is determined to have more than one primary street, average grade shall be determined along each elevation most parallel and closest to each primary street. Maximum building height must be met from the average grade of each primary street independently.



E6 BUILDING #9 TYPE B RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



A6 BUILDING #9 TYPE B LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS:	
2019-09-20	ZONING SUBMITTAL
2020-02-02	ZONING COMMENTS



F1 BUILDING #10 TYPE A FRONT ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING ELEVATIONS						
	PRIMARY STREET FRONT	IMPROVED GRADE				AVG
		Front		Rear*		
		LOW	HIGH	LOW	HIGH	
BUILDING 7	Triangle Ridge Road	310.60	310.60	-	-	310.60
BUILDING 7	Oak Forest Drive	310.60	310.60	-	-	310.60
BUILDING 8	Triangle Ridge Road	299.10	299.10	-	-	299.10
BUILDING 8	Oak Forest Drive	299.10	299.10	-	-	299.10
BUILDING 9	Oak Forest Drive	290.20	290.20	-	-	290.20
BUILDING 10	Oak Forest Drive	292.10	292.10	-	-	292.10
COMMUNITY CENTER	Triangle Ridge Road	301.30	301.30	-	-	301.30
COMMUNITY CENTER	Oak Forest Drive	301.30	301.30	-	-	301.30
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GAZEBO (E)	Oak Forest Drive	302.50	302.50	-	-	302.50

* Where property slope increases to the rear, building height is measured from the average post development grade of the front and rear wall plane.

- Per section 1.5.7.A.2 (TC-4-20) of the UDO, building height is measured from the average improved grade to the top of the highest point of a pitched or flat roof excluding the parapet.

- Average grade is considered to be the average post-development grade along the building elevation most parallel and closest to the primary street setback. Where a site or lot is determined to have more than one primary street, average grade shall be determined along each elevation most parallel and closest to each primary street. Maximum building height must be met from the average grade of each primary street independently.

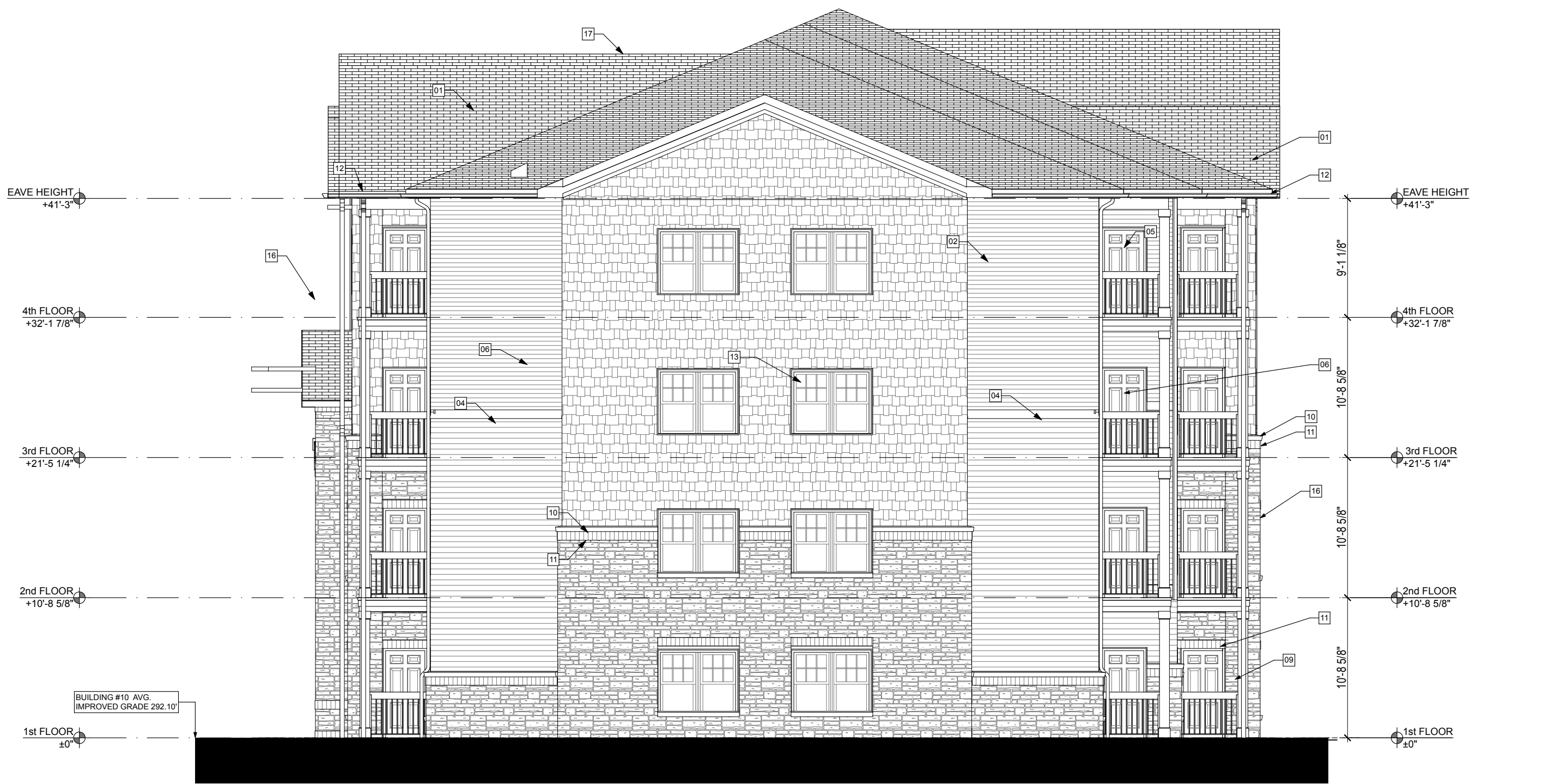


A1 BUILDING #10 TYPE A REAR ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL KEY			
01	30 YEAR ANTI-FUNGAL ARCHITECTURAL SHINGLE	11	MFR STONE SOLDIER COURSE
02	VINYL DOUBLE 4" LAP SIDING	12	PRE-FINISHED SEAMLESS GUTTER
03	VINYL SHAKES	13	VINYL SINGLE HUNG WINDOW
04	VINYL SINGLE 8" LAP SIDING	14	DECORATIVE PVC BRACKET - FYPON
05	ALUMINUM WRAPPED WOOD TRIM	15	PVC GUARDRAIL
06	VINYL OUTSIDE CORNER POST	16	PRE-FINISHED ALUM DOWNSPOUT
07	SQUARE PVC COLUMN COVER	17	CONTINUOUS RIDGE VENT
08	PVC TRIM BOARD	18	VINYL LOUVER
09	MFR STONE VENEER	19	VINYL DOUBLE 6" LAP SIDING
10	MFR STONE VENEER CAP/SILL	20	VINYL BOARD 'N BATTEN

BUILDING ELEVATIONS						
	PRIMARY STREET FRONT	IMPROVED GRADE				
		Front		Rear*		AVG
		LOW	HIGH	LOW	HIGH	
BUILDING 7	Triangle Ridge Road	310.60	310.60	-	-	310.60
BUILDING 7	Oak Forest Drive	310.60	310.60	-	-	310.60
BUILDING 8	Triangle Ridge Road	299.10	299.10	-	-	299.10
BUILDING 8	Oak Forest Drive	299.10	299.10	-	-	299.10
BUILDING 9	Oak Forest Drive	290.20	290.20	-	-	290.20
BUILDING 10	Oak Forest Drive	292.10	292.10	-	-	292.10
COMMUNITY CENTER	Triangle Ridge Road	301.30	301.30	-	-	301.30
COMMUNITY CENTER	Oak Forest Drive	301.30	301.30	-	-	301.30
GAZEBO (W)	Oak Forest Drive	289.50	289.50	-	-	289.50
GAZEBO (E)	Triangle Ridge Road	302.50	302.50	-	-	302.50
GAZEBO (E)	Oak Forest Drive	302.50	302.50	-	-	302.50

* Where property slope increases to the rear, building height is measured from the average post development grade of the front and rear wall plane.
- Per section 1.5.7.A.2 (TC-4-20) of the UDO, building height is measured from the average improved grade to the top of the highest point of a pitched or flat roof excluding the parapet.
- Average grade is considered to be the average post-development grade along the building elevation most parallel and closest to the primary street setback. Where a site or lot is determined to have more than one primary street, average grade shall be determined along each elevation most parallel and closest to each primary street. Maximum building height must be met from the average grade of each primary street independently.



E5 BUILDING TYPE A RIGHT SIDE ELEVATION- BUILDING #10
SCALE: 1/8" = 1'-0"



A5 BUILDING #10 TYPE A LEFT SIDE ELEVATION-BUILDING #10
SCALE: 1/8" = 1'-0"

REVISIONS:	
2019-09-20	ZONING SUBMITTAL
2020-02-02	ZONING COMMENTS

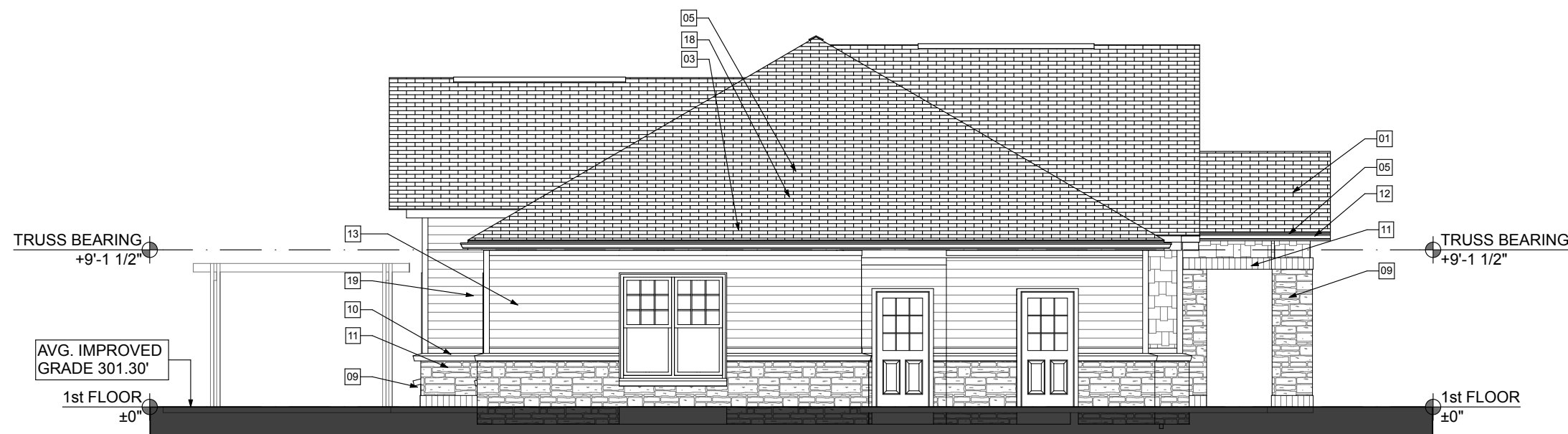
BUILDING ELEVATIONS						
	PRIMARY STREET FRONT	IMPROVED GRADE				
		Front		Rear*		AVG
		LOW	HIGH	LOW	HIGH	
BUILDING 7	Triangle Ridge Road	310.60	310.60	-	-	310.60
BUILDING 7	Oak Forest Drive	310.60	310.60	-	-	310.60
BUILDING 8	Triangle Ridge Road	299.10	299.10	-	-	299.10
BUILDING 8	Oak Forest Drive	299.10	299.10	-	-	299.10
BUILDING 9	Oak Forest Drive	290.20	290.20	-	-	290.20
BUILDING 10	Oak Forest Drive	292.10	292.10	-	-	292.10
COMMUNITY CENTER	Triangle Ridge Road	301.30	301.30	-	-	301.30
COMMUNITY CENTER	Oak Forest Drive	301.30	301.30	-	-	301.30
GAZEBO (W)	Oak Forest Drive	289.50	289.50	-	-	289.50
GAZEBO (E)	Triangle Ridge Road	302.50	302.50	-	-	302.50
GAZEBO (E)	Oak Forest Drive	302.50	302.50	-	-	302.50

* Where property slope increases to the rear, building height is measured from the average post development grade of the front and rear wall plane.
- Per section 1.5.7.A.2 (TC-4-20) of the UDO, building height is measured from the average improved grade to the top of the highest point of a pitched or flat roof excluding the parapet.
- Average grade is considered to be the average post-development grade along the building elevation most parallel and closest to the primary street setback. Where a site or lot is determined to have more than one primary street, average grade shall be determined along each elevation most parallel and closest to each primary street. Maximum building height must be met from the average grade of each primary street independently.

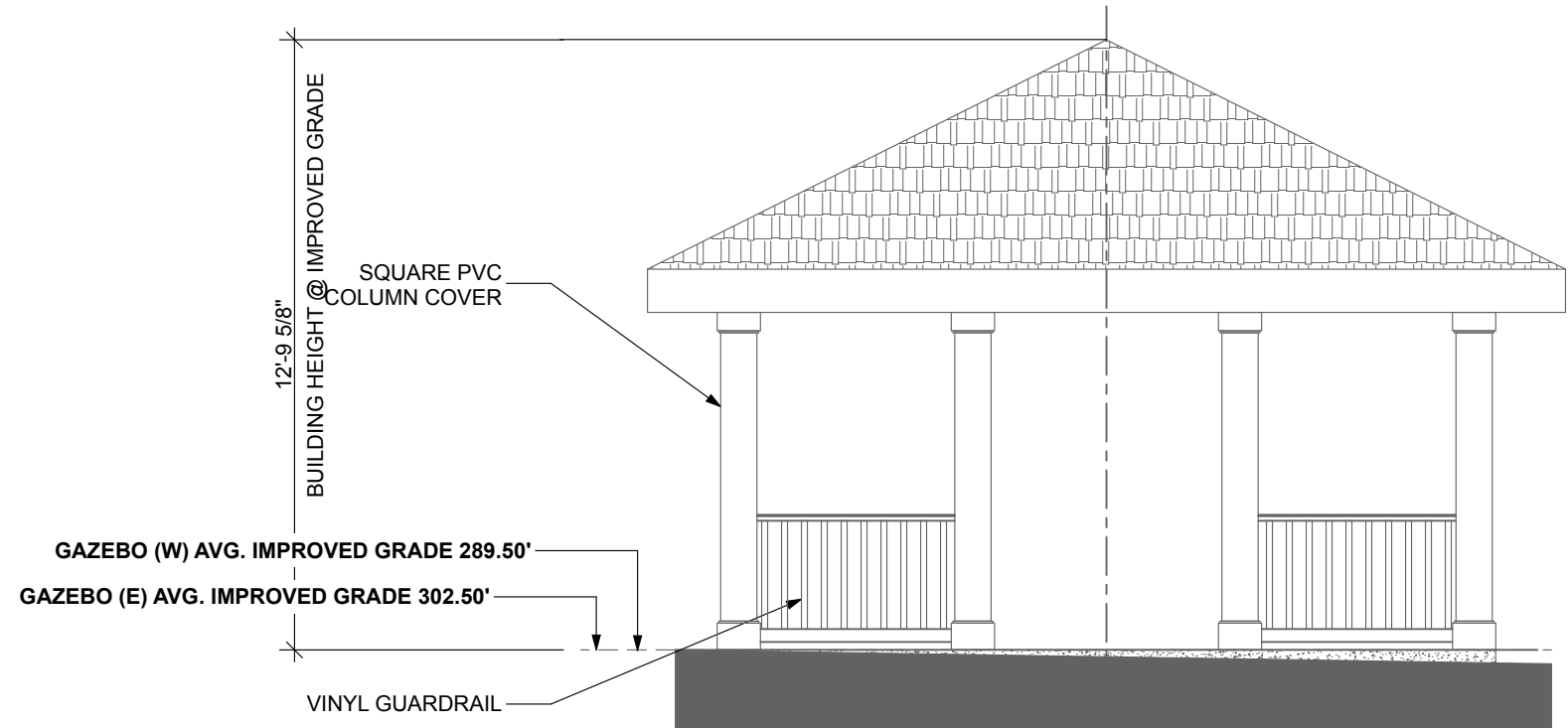


G5 COMMUNITY CENTER FRONT ELEVATION
SCALE: 1/8" = 1'-0"

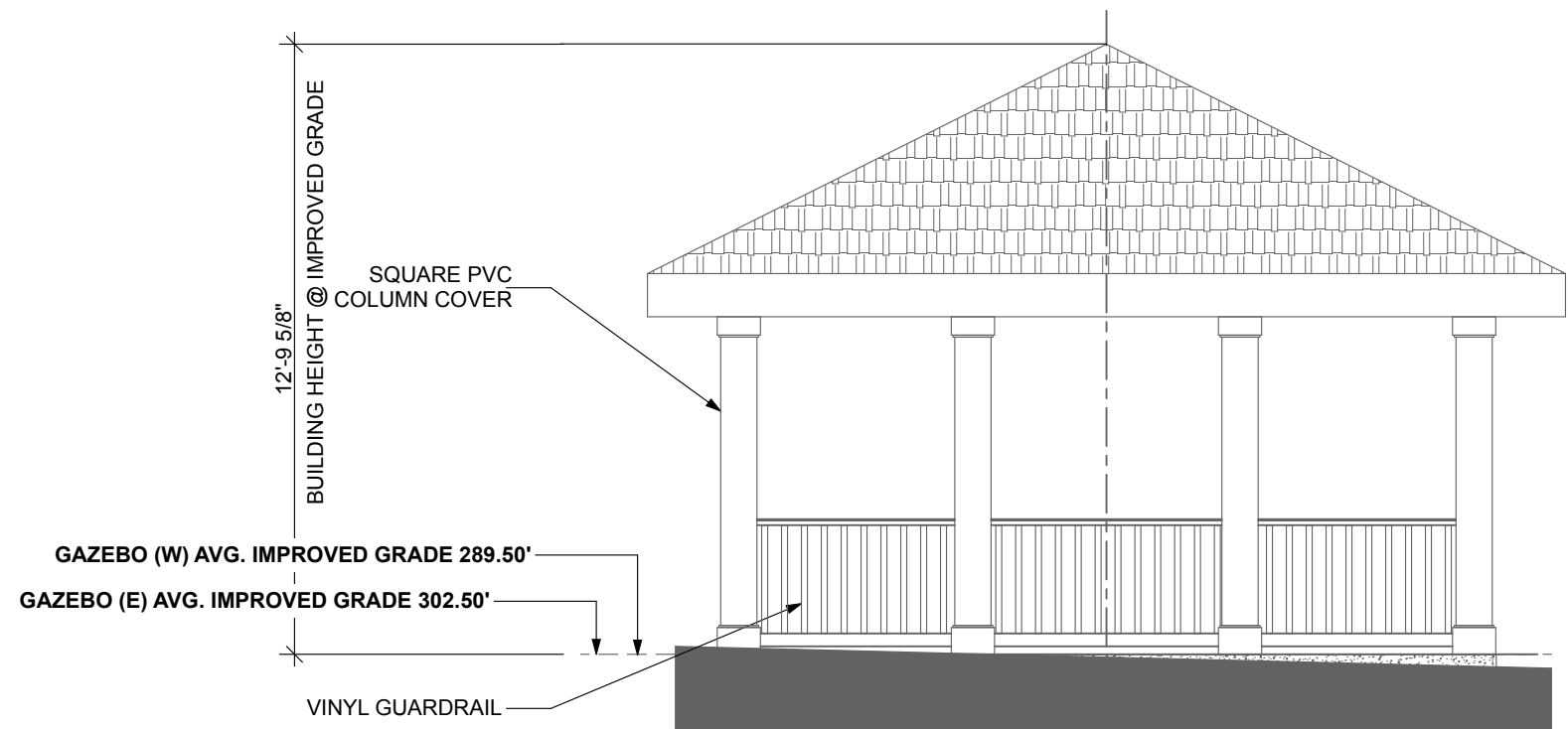
ELEVATION MATERIAL KEY			
01	30 YEAR ANTI-FUNGAL ARCHITECTURAL SHINGLE	11	MFR STONE SOLDIER COURSE
02	VINYL DOUBLE 4" LAP SIDING	12	PRE-FINISHED SEAMLESS GUTTER
03	VINYL SHAKES	13	VINYL SINGLE HUNG WINDOW
04	VINYL SINGLE 8" LAP SIDING	14	DECORATIVE PVC BRACKET - FYPON
05	ALUMINUM WRAPPED WOOD TRIM	15	PVC GUARDRAIL
06	VINYL OUTSIDE CORNER POST	16	PRE-FINISHED ALUM DOWNSPOUT
07	SQUARE PVC COLUMN COVER	17	CONTINUOUS RIDGE VENT
08	PVC TRIM BOARD	18	VINYL LOUVER
09	MFR STONE VENEER	19	VINYL DOUBLE 5" LAP SIDING
10	MFR STONE VENEER CAP/SILL	20	VINYL BOARD 'N BATTEN



E5 COMMUNITY CENTER LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



GAZEBO (W) FRONT ELEVATION FACING TRIANGLE RIDGE ROAD
GAZEBO (E) FRONT ELEVATION FACING OAK FOREST DR. EXTENSION



A1 WESTERN & EASTERN GAZEBO ELEVATIONS
SCALE: 1/4" = 1'-0"



C5 COMMUNITY CENTER RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



A5 COMMUNITY CENTER BACK ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS:	
2019-09-20	ZONING SUBMITTAL
2020-02-02	ZONING COMMENTS