



# Administrative Approval Action

Case File / Name: ASR-0050-2021

DSLCL - The Pointe at Town Center - Phase 1/Lot 5 (ASR)

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

**LOCATION:** This site is proposed Lot 5 of approved subdivision case SUB-S-55-2018, a 7.26 acre site zoned CX-5-UL CU located at the northwest corner of the intersection of Oak Forest Drive and proposed Triangle Ridge Road. It is located south of Sumner Boulevard.

**REQUEST:** Development of a Multi-unit living Affordable Apartment Building complex, with four apartment buildings, clubhouse, amenity areas, and associated infrastructure. The total proposed gross square footage of the buildings is 180,509 square feet.

This project is associated with the following approved Design Alternates/variances:  
- a 2597' variance from the 2500 block perimeter standard (8.3.2 A), and a 11,914' variance from the 2500' maximum block perimeter. (A-70-19)  
- Complete relief from the 2' min. ground floor elevation (3.2.4 F), reduction in the primary street build To requirement (3.4.7 E), relief from the corner build to requirement (1.5.6 C) (A-102-19)

## DESIGN

### ADJUSTMENT(S)/

**ALTERNATES, ETC:** SUB-S-55-2018: DSLCL - Preliminary Subdivision/Preliminary Subdivision

**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 June 7, 2022 by J DAVIS ARCHITECTS.

## **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:***

### **Stormwater**

1. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
2. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

### **Urban Forestry**

4. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.



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☒ **LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto: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 Deed of Easement Required

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
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☒ **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:***

## Public Utilities

1. 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.

## Stormwater

2. 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).
3. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
4. 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).
5. 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).
6. 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).
7. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
8. 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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☒ **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. A subdivision map shall be recorded (SUB-S-55-2018) to create the parcel for this proposed development.

## Engineering

2. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
3. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
4. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

## Urban Forestry

5. Tree impact permits must be obtained for the approved streetscape tree installations in the rights of way. This development proposes 7 street trees along Triangle Ridge Road and 24 street trees along Oak Forest Drive Extension for a total of 31 street trees.
6. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).



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

## General

1. The public street section shown in SUB-S-55-2018 that encompasses this phase must be constructed and accessible.
2. 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.
3. The CO is contingent upon substantial completion of the portion of road needed to serve the building, meaning full unobstructed access that meets public safety and access requirements (everything except final lift of asphalt, street trees, and sidewalk). Public sidewalk for access to the building requesting CO would be required.
4. Final inspection of tree conservation areas and right of way street trees by Urban Forestry Staff.

**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:** October 26, 2025

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

### **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: 06/29/2022  
Development Services Dir/Designee  
Staff Coordinator: Michael Walters







ABBREVIATIONS			
APPLICABLE TO CIVIL SHEETS			
AC	ACRES	PS	IRON PIPE SET
APPROX	APPROXIMATE	LP	LINEAR FEET
B-S	BACK-TO-BACK	LP	LIGHT POLE
BM	BOOK OF MAPS	LOC	LOCATION
CB	CATCH BASIN	MAGS	MAG NAIL SET
CP	CAST IRON PIPE	WH	WELL
CL	CONTOUR LINE	N/F	NOT FOUND
CID	CLEANOUT	NCDDOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
CONC	CONCRETE	PG	PAGE
COR	CITY OF RALEIGH	PP	POWER POLE
CP	COMPUTED POINT	PROP	PROPOSED
DB	DEED BOOK	PVC	POLYVINYL CHLORIDE
DI	DROP INLET	BCP	REINFORCED CONC PIPE
DIP	DUCTILE IRON PIPE	ROW	RIGHT-OF-WAY
DTL	DETAIL	RM	RALEIGH STREET DESIGN MANUAL
ECM	EX CONC MOVEMENT	RSJM	RALEIGH STREET DESIGN MANUAL
EP	EX IRON PIPE	SF	SQUARE FEET
ER	EX IRON ROD	SS	SANITARY SEWER
ELEC	ELECTRIC	STD	STANDARD
ELEV	ELEVATION	SWM	STORMWATER MANAGEMENT
EGP	EDGE OF PAVEMENT	TBD	TO BE DETERMINED
ESMT	EASEMENT	TBR	TO BE REMOVED
EX	EXISTING	TBL	TO BE RELOCATED
FDC	FIRE DEPARTMENT CONNECTION	TP	ELECTRIC TRANSFORMER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	TP	TELEPHONE PEDESTAL
FPE	FINISHED FLOOR ELEVATION	TYP	TYPICAL
FR	FIRE HYDRANT	UG	UNDERGROUND
FM	FORCE MAIN	UNK	UNKNOWN
FP	FLOODPLAIN	WV	WATER VALVE
GM	GAS METER	WLE	WATER LINE ESMIT
GW	GUY ANCHOR	WM	WATER METER
HOPE	HIGH DENSITY POLYETHYLENE	VI	YARD INLET

- GENERAL NOTES:**
- CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
  - UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
  - ADA AREAS TO BE 2% MAX SLOPE IN ALL DIRECTIONS.
  - WHERE SPOT GRADES ARE DIFFERENT THAN THE PROPOSED FINISH FLOOR ELEVATION, BUILDING FOUNDATION TO BE EXPLORED OR BURIED.
- SURVEYOR'S NOTES:**
- ALL DISTANCES ARE HORIZONTAL GROUND.
  - ALL DIMENSIONS ARE IN FEET.
  - AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
  - BASES OF BEARINGS IS NORTH CAROLINA GRID NORTH, NAD83(2011). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERRING THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NC02, RALEIGH, NC.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY BE SUBJECT TO ANY MATTERS THAT A TITLE SEARCH WOULD REVEAL.
  - ALL REFERENCES ARE MADE TO THE WAKE COUNTY REGETRY.
  - HORIZONTAL DATUM IS NAD 83(2011) AND VERTICAL DATUM IS NAVD 88.

**JAECO**  
Consulting Engineers and Land Surveyors

NC License F-0289  
333 Wade Ave., Raleigh, N.C. 27605  
Phone: (919) 828-4428  
Fax: (919) 828-4711  
E-mail: info@jaeco.com  
www.jaeco.com

**PRELIMINARY**

**SUMMER POINTE I**  
PHASE 1/LOT 5  
3900 SUMMER BLVD.  
RALEIGH, NC 27616

**CAROLINA PROJECT**  
EQUITIES, LLC

**Call before you dig.**

**LEGEND**

EX ROW LINE  
EX LOT LINE  
EX MAJOR CONTOUR  
EX MINOR CONTOUR  
EX WATER  
EX SANITARY  
EX SANITARY  
EX OVERHEAD LINE  
EX STORM  
EX WETLANDS  
FLOOD HAZARD SOLS  
PRIMARY TREE  
CONSERVATION AREA  
SECONDARY TREE  
CONSERVATION AREA  
GREENWAY - TREE  
CONSERVATION AREA

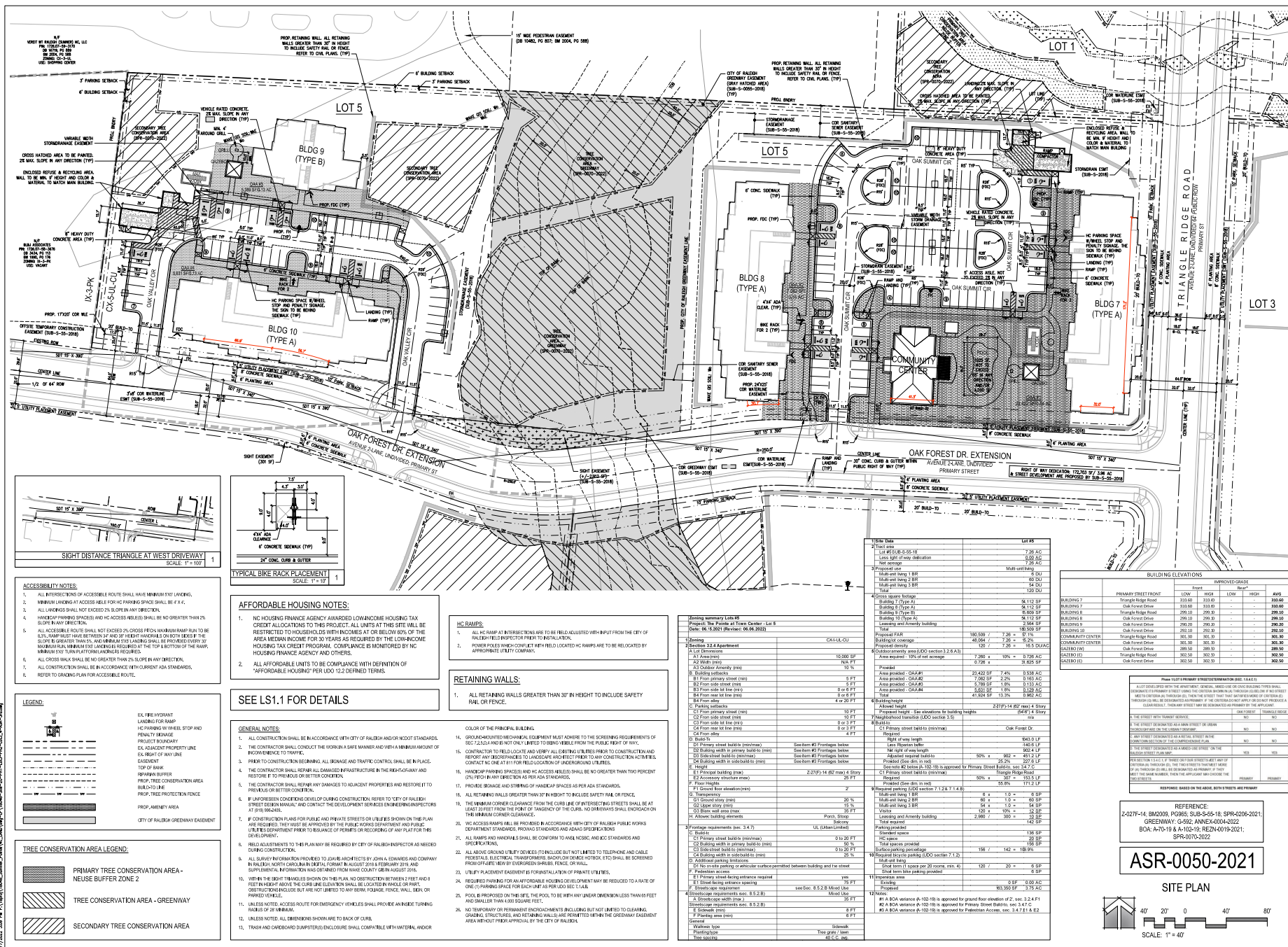
**EXISTING CONDITIONS PLAN**

Number	Description	Date
1	PER CITY COMMENTS	11/15/21
2	PER CITY COMMENTS	11/15/21
3	PER CITY COMMENTS	05/24/22

JAECO # 22029  
DRAWING SCALE: 1" = 40'  
DRAWN BY: TT  
CHECKED BY: JRC  
DATE ISSUED: 06/10/2021

**C-1**













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

		BUILDING ELEVATIONS				
		IMPROVED GRADE				
	PRIMARY STREET FRONT	Front	Right	Left	Back	Avg
BUILDING 7	Triangle Ridge Road	110.00	110.00	110.00	110.00	110.00
BUILDING 7	Oak Forest Drive	110.00	110.00	110.00	110.00	110.00
BUILDING 8	Triangle Ridge Road	299.30	299.30	299.30	299.30	299.30
BUILDING 8	Oak Forest Drive	299.30	299.30	299.30	299.30	299.30
BUILDING 9	Oak Forest Drive	299.30	299.30	299.30	299.30	299.30
BUILDING 10	Oak Forest Drive	299.30	299.30	299.30	299.30	299.30
COMMUNITY CENTER	Triangle Ridge Road	301.30	301.30	301.30	301.30	301.30
COMMUNITY CENTER	Oak Forest Drive	301.30	301.30	301.30	301.30	301.30
STREET (E)	Oak Forest Drive	302.50	302.50	302.50	302.50	302.50
STREET (E)	Triangle Ridge Road	302.50	302.50	302.50	302.50	302.50
STREET (E)	Oak Forest Drive	302.50	302.50	302.50	302.50	302.50

1. Where property slope increases to the rear, building height is measured from the average post development grade of the front and rear wall plane.  
2. Per section 15.7.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	
101 30 YEAR ANTI-FUNGAL ARCHITECTURAL SHINGLE	111 MFR STONE SOLIDER COURSE
102 VINYL DOUBLE 4" LAP SIDING	112 PREFINISHED SEAMLESS GUTTER
103 VINYL SHAKES	113 VINYL SINGLE HUNG WINDOW
104 VINYL SINGLE 6" LAP SIDING	114 DECORATIVE PVC BRACKET - FYPON
105 ALUMINUM WRAPPED WOOD TRIM	115 PVC GUARDRAIL
106 VINYL OUTSIDE CORNER POST	116 PREFINISHED ALUM DOWNSPOUT
107 SQUARE PVC COLUMN COVER	117 CONTINUOUS RIDGE VENT
108 PVC TRIM BOARD	118 VINYL LOUVER
109 MFR STONE VENEER	119 VINYL DOUBLE 5" LAP SIDING
110 MFR STONE VENEER CAPSILL	120 VINYL BOARD "N" BATTEN



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

ELEVATION MATERIAL KEY			
01	35 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 - PYPON
05	ALUMINUM WRAPPED WOOD TRIM	15	PVC GUARDRAIL
06	VINYL OUTSIDE CORNER POST	16	PREFINISHED 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 8" LAP SIDING
10	MFR STONE VENEER CAPSILL	20	VINYL BOARD 'N BATTEN

BUILDING ELEVATIONS					
	PRIMARY STREET FRONT	IMPROVED GRADE			
		Front		Rear	
		LOW	HIGH	LOW	HIGH
BUILDING 7	Triangle Ridge Road	333.00	333.00		333.00
BUILDING 7	Oak Forest Drive	333.00	333.00		333.00
BUILDING 8	Triangle Ridge Road	333.00	333.00		333.00
BUILDING 8	Oak Forest Drive	333.00	333.00		333.00
BUILDING 9	Oak Forest Drive	333.00	333.00		333.00
COMMUNITY CENTER	Triangle Ridge Road	333.00	333.00		333.00
COMMUNITY CENTER	Oak Forest Drive	333.00	333.00		333.00
CLUBHOUSE	Oak Forest Drive	333.00	333.00		333.00
CLUBHOUSE	Triangle Ridge Road	333.00	333.00		333.00
CLUBHOUSE	Oak Forest Drive	333.00	333.00		333.00

\* Where property slope increases to the rear, building height is measured from the average post development grade of the front and rear wall plans.  
 Per section 15.7.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"



# ELEVATION MATERIAL KEY

01 30 YEAR ANTIFUNGAL ARCHITECTURAL SHINGLE	11 MFR STONE SOLIDER 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 - TYPON
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 CAPSILL	20 VINYL BOARD 'N' BATTEN

## BUILDING ELEVATIONS

	PRIMARY STREET FRONT	IMPROVED GRADE			
		From	To	Dist	Area
BUILDING 7	Traverse Ridge Road	330.00	330.00	0.00	0.00
BUILDING 7	Oak Forest Drive	330.00	330.00	0.00	0.00
BUILDING 8	Traverse Ridge Road	298.10	298.10	0.00	0.00
BUILDING 8	Oak Forest Drive	298.10	298.10	0.00	0.00
BUILDING 9	Oak Forest Drive	298.10	298.10	0.00	0.00
BUILDING 10	Oak Forest Drive	298.10	298.10	0.00	0.00
COMMUNITY CENTER	Traverse Ridge Road	301.00	301.00	0.00	0.00
COMMUNITY CENTER	Oak Forest Drive	301.00	301.00	0.00	0.00
CLUBHOUSE	Oak Forest Drive	298.10	298.10	0.00	0.00
CLUBHOUSE	Traverse Ridge Road	301.00	301.00	0.00	0.00
CLUBHOUSE	Oak Forest Drive	298.10	298.10	0.00	0.00

\* 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 SOLDER 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 - PYPON
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 8" LAP SIDING
10	MFR STONE VENEER CAPSILL	20	VINYL BOARD 'N' BATTEN

BUILDING ELEVATIONS						
	PRIMARY STREET FRONT	IMPROVED GRADE				AVG
		Front		Rear		
		LOW	HIGH	LOW	HIGH	
BUILDING 7	Triangle Ridge Road	332.50	332.50			332.50
BUILDING 7	Oak Forest Drive	332.50	332.50			332.50
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	299.20	299.20			299.20
BUILDING 10	Oak Forest Drive	299.20	299.20			299.20
COMMUNITY CENTER	Triangle Ridge Road	301.30	301.30			301.30
COMMUNITY CENTER	Oak Forest Drive	301.30	301.30			301.30
WATERBURY	Oak Forest Drive	288.50	288.50			288.50
RAZEBET (E)	Triangle Ridge Road	302.50	302.50			302.50
RAZEBET (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 (C-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 is not determined to have more than one primary street, average grade must 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"



F1 BUILDING #10 TYPE A FRONT ELEVATION

BUILDING ELEVATIONS					
	PRIMARY STREET FRONT	IMPROVED GRADE			
		LOW	HIGH	LOW	HIGH
BUILDING 7	Triangle Ridge Road	110.00	110.00		110.00
BUILDING 7	Oak Forest Drive	110.00	110.00		110.00
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	299.20	299.20		299.20
BUILDING 10	Oak Forest Drive	299.30	299.30		299.30
COMMUNITY CENTER	Triangle Ridge Road	301.30	301.30		301.30
COMMUNITY CENTER	Oak Forest Drive	301.30	301.30		301.30
GALEBO (W)	Oak Forest Drive	302.50	302.50		302.50
GALEBO (E)	Triangle Ridge Road	302.50	302.50		302.50
GALEBO (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.  
For 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

ELEVATION MATERIAL KEY			
01 35 YEAR ANTI-FUNGAL ARCHITECTURAL SHINGLE	11 MFR STONE SOLIDER COURSE	21 MFR STONE VENEER CAPSILL	
02 VINYL DOUBLE 4" LAP SIDING	12 PRE-FINISHED SEAMLESS GUTTER	22 VINYL BOARD "N BATTEN	
03 VINYL SHAKES	13 VINYL SINGLE HUNG WINDOW		
04 VINYL SINGLE 8" LAP SIDING	14 DECORATIVE PVC BRACKET - PYPON		
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 CAPSILL	20 VINYL BOARD "N BATTEN		

BUILDING ELEVATIONS						
	PRIMARY STREET FRONT	IMPROVED GRADE				
		Front		Rear		AVG
		LOW	HIGH	LOW	HIGH	
BUILDING 7	Triangle Ridge Road	255.50	257.50	-	-	256.50
BUILDING 7	Oak Forest Drive	255.50	257.50	-	-	256.50
BUILDING 8	Triangle Ridge Road	255.50	257.50	-	-	256.50
BUILDING 8	Oak Forest Drive	255.50	257.50	-	-	256.50
BUILDING 9	Oak Forest Drive	255.50	257.50	-	-	256.50
BUILDING 10	Oak Forest Drive	255.50	257.50	-	-	256.50
COMMUNITY CENTER	Triangle Ridge Road	255.50	257.50	-	-	256.50
COMMUNITY CENTER	Oak Forest Drive	255.50	257.50	-	-	256.50
CARTRIDGE	Oak Forest Drive	255.50	257.50	-	-	256.50
CLAYTON III	Triangle Ridge Road	255.50	257.50	-	-	256.50
CLAYTON III	Oak Forest Drive	255.50	257.50	-	-	256.50

\* Where property slope increases to the rear, building height is measured from the average post development grade of the front and rear wall alone.  
 \* Per section 15.7.A.2 (IC-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"

		BUILDING ELEVATIONS				
		IMPROVED GRADE				
		From		To		AVG.
PRIMARY STREET FRONT		LOW	HIGH	LOW	HIGH	
BUILDING 7	Triangle Ridge Road	229.10	229.10	229.10	229.10	229.10
BUILDING 7	Oak Forest Drive	229.10	229.10	229.10	229.10	229.10
BUILDING 8	Triangle Ridge Road	229.10	229.10	229.10	229.10	229.10
BUILDING 8	Oak Forest Drive	229.10	229.10	229.10	229.10	229.10
BUILDING 9	Triangle Ridge Road	229.10	229.10	229.10	229.10	229.10
BUILDING 9	Oak Forest Drive	229.10	229.10	229.10	229.10	229.10
COMMUNITY CENTER	Triangle Ridge Road	229.10	229.10	229.10	229.10	229.10
COMMUNITY CENTER	Oak Forest Drive	229.10	229.10	229.10	229.10	229.10
GAZEBO (W)	Triangle Ridge Road	229.10	229.10	229.10	229.10	229.10
GAZEBO (E)	Oak Forest Drive	229.10	229.10	229.10	229.10	229.10

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

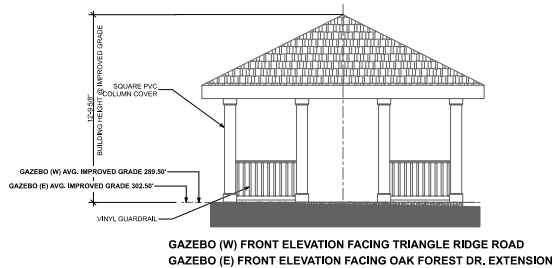


**G5** COMMUNITY CENTER FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

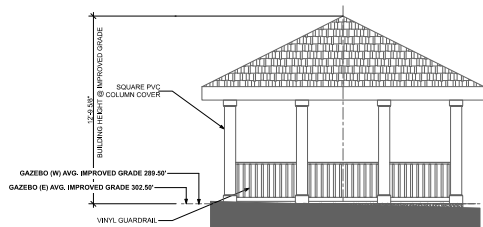
ELEVATION MATERIAL KEY	
01 30 YEAR ANTI-FUNGAL ARCHITECTURAL SHINGLE	11 MFR STONE SOLDIER COURSE
02 VINYL DOUBLE 4" LAP SIDING	12 PRE-FINISHED SEAMLESS GUTTER
03 VINYL SHAKES	13 VINYL SINGLE HUNG WINDOW
04 VINYL SINGLE 8" LAP SIDING	14 DECORATIVE PVC BRACKET - PYPON
05 ALUMINUM WRAPPED WOOD TRIM	15 PVC 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 CAPSILL	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"