



# Administrative Approval Action

Case File / Name: ASR-0053-2024

DSLCL - Quinn Residences at Edgewater Commons

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

- LOCATION:** This 12.04 acre site zoned PD (Z-24-19) is located on the north side of New Bern Avenue in the northeast corner of the intersection of New Bern Avenue and Platte River Drive at 3000 and 3001 Sunrise Valley Place.
- REQUEST:** This is a proposed multi-unit living development consisting of 19 apartment buildings with 161 units on two parcels. The total proposed size of the development is 348,223 square feet.
- DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:** N/A
- FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated October 9, 2024 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).

### **Urban Forestry**

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

**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. Site Permit Review plans (SPR) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.



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## Stormwater

2. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

**BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

*The following items must be approved prior to the issuance of building permits:*

## General

1. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

## Public Utilities

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

## Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 47 street trees along Sunrise Valley Place Ext and 12 street trees along Columbia River Lane. Existing right of way trees fronting the site will require a final condition inspection as part of the tree impact permit. Any trees found to be in damaged or poor condition will require replacement with a 3" caliper large maturing tree.

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

## General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

**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:







SUBDISTRICT TABLE

BUILDING DATA

SITE DATA

Z-024-2019	Maximum allowed	Existing	Proposed phase 1	Proposed phase 2
Non residential	200,000 SF	0 SF	0 SF	0 SF
Residential dwelling units	700 DU	0 DU	0 DU	161 DU

Subdistrict A	Max.	Existing	Proposed phase 1	Proposed phase 2
Non residential	120,000 SF	0 SF	0 SF	0 SF
Residential dwelling units	200 DU	0 DU	0 DU	0 DU

Subdistrict B	Max.	Existing	Proposed phase 1	Proposed phase 2
Non residential	60,000 SF	0 SF	0 SF	0 SF
Residential dwelling units	500 DU	0 DU	0 DU	161 DU

Subdistrict C	Max.	Existing	Proposed phase 1	Proposed phase 2
Non residential	100,000 SF	0 SF	0 SF	0 SF
Residential dwelling units	50 DU	0 DU	0 DU	0 DU

1. Dwelling units			
North	3 BR	4 BR	DU
Building #N1	12	0	12
Building #N2	10	0	10
Building #N3	12	0	12
Building #N4	10	0	10
Building #N5	10	0	10
Building #N6	10	0	10
Building #N7	10	0	10
Building #N8	10	0	10
South			
Building #S1	5	0	5
Building #S2	5	0	5
Building #S3	5	0	5
Building #S4	7	0	7
Building #S5	7	0	7
Building #S6	7	0	7
Building #S7	12	0	12
Building #S8	10	0	10
Building #S9	8	0	8
Building #S10	0	5	5
Building #S11	0	6	6
Total DU	150	11	161
2. Bedrooms			
Multi-unit living 3 BR	150	x	3 = 450
Multi-unit living 4 BR	11	x	4 = 44
Total Bedrooms			494
3. Gross square footage			
North			
Building #N1	26,898	SF	
Building #N2	22,415	SF	
Building #N3	26,898	SF	
Building #N4	22,415	SF	
Building #N5	22,415	SF	
Building #N6	22,415	SF	
Building #N7	22,415	SF	
Building #N8	22,415	SF	
South			
Building #S1	9,289	SF	
Building #S2	9,289	SF	
Building #S3	9,289	SF	
Building #S4	12,823	SF	
Building #S5	12,823	SF	
Building #S6	12,823	SF	
Building #S7	26,898	SF	
Building #S8	22,415	SF	
Building #S9	11,930	SF	
Building #S10	11,980	SF	
Building #S11	14,376	SF	
Total GSF	348,223	SF	
4. Unit legend			
Tanyard/Tessley			all 3 BR
Jasmine/Dogwood			all 3 BR
Vanderbilt			all 4 BR

Zoning summary	
Project: Edgewater Apartments Phase 2	
Date: 08.01.2024 (Revised 10.10.2024)	
Zoning	PD underlying EX-5
Section 3.2.4 Apartment Building	
A. Lot Dimensions	
A1 Area (min)	7,500 SF
A2 Area (min)	10 AC (N/A only)
A3 Width (min)	N/A
A4 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
B5 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)	6 FT
C4 From rear lot line (min)	0 FT
C5 From alley	4 FT
D. Height	
D1 Principal building (max)	80' and 5 Story
D2 Accessory structure (max)	28 FT
E. Transparency	
E1 Ground story (min)	20 %
E2 Upper story (min)	15 %
E3 Blank wall area (max)	35 FT
Required parking (UDO section 7.1.2.C)	
Multi-unit living	
1 BR	1.50 SP Max.
2 BR	2.25 SP Max.
3 BR	3.00 SP Max.
4 BR	4.00 SP Max.
Required bicycle parking (UDO section 7.1.2.C)	
Residential	
Short term	1 per 20 rooms (4 min.)
Long term	1 per 1 BR

Site data table	
Project: Edgewater Apartments Phase 2	
Date: 08.01.2024 (Revised 10.10.2024)	
1. Tract area	
Lot #5	PIN 1734532748 7.35 AC
Lot #6	PIN 1734542160 4.49 AC
Gross acreage	12.04 AC
Zoning	PD underlying C-5
Overlay District	None
2. Frontage	
Current Use	Vacant
Proposed use	Multi-unit living (Apartment)
3. Building SF	
FAR	348,223 / 12.04 = 66.4%
4. Proposed density	
Maximum parking (UDO section 7.1.2.C)	161 / 12.04 = 13.4 DU/AC
5. Multi-unit living 3 BR	
Maximum Allowed	150 x 3.0 = 450 SP
6. Multi-unit living 4 BR	
Maximum Allowed	11 x 4.0 = 44 SP
Parking provided	
Standard surface space	34 SP
H2 surface space	3 ave van 4 SP
Driveway space	184 SP
Garage space	184 SP
Total spaces provided	396 SP
7. Required bicycle parking (UDO section 7.1.2)	
Multi-unit living	
Short term Required (1 space per 20 units)	161 / 20 = 8 SP
Short term provided	10 SP
Long term Required (1 space per 1 bedroom)	494 / 7 = 71 SP
Long term bike parking provided (in garage)	161 SP
Short term provided	10 SP
Long term bike parking provided (in garage)	161 SP
Total provided	171 SP
8. Outdoor amenity area (UDO section 3.2.6.A3)	
Area required - 10% of net acreage	524.462 SF 12.04 AC
Total net acreage	12%
10% required	0.0
Provided	52,466 SF 1.20 AC
Area provided - OAA #1	
Area provided - OAA #2	8,511 SF 0.194 AC
Area provided - OAA #3	4,985 SF 0.096 AC
Area provided - OAA #4	4,997 SF 0.096 AC
Area provided - OAA #5	11,329 SF 0.260 AC
Area provided - OAA #6	13,655 SF 0.318 AC
Total - 12% max.	76,113 SF 1.45%
Building height	
Allowed height per PD	4 story - 62 FT
9. Proposed height	
See elevations for building heights	

ADMINISTRATIVE SITE REVIEW ONLY. NOT FOR CONSTRUCTION.



Bell Creek Capital, LLC  
 Quinn Residences at Edgewater Commons  
 Raleigh, North Carolina

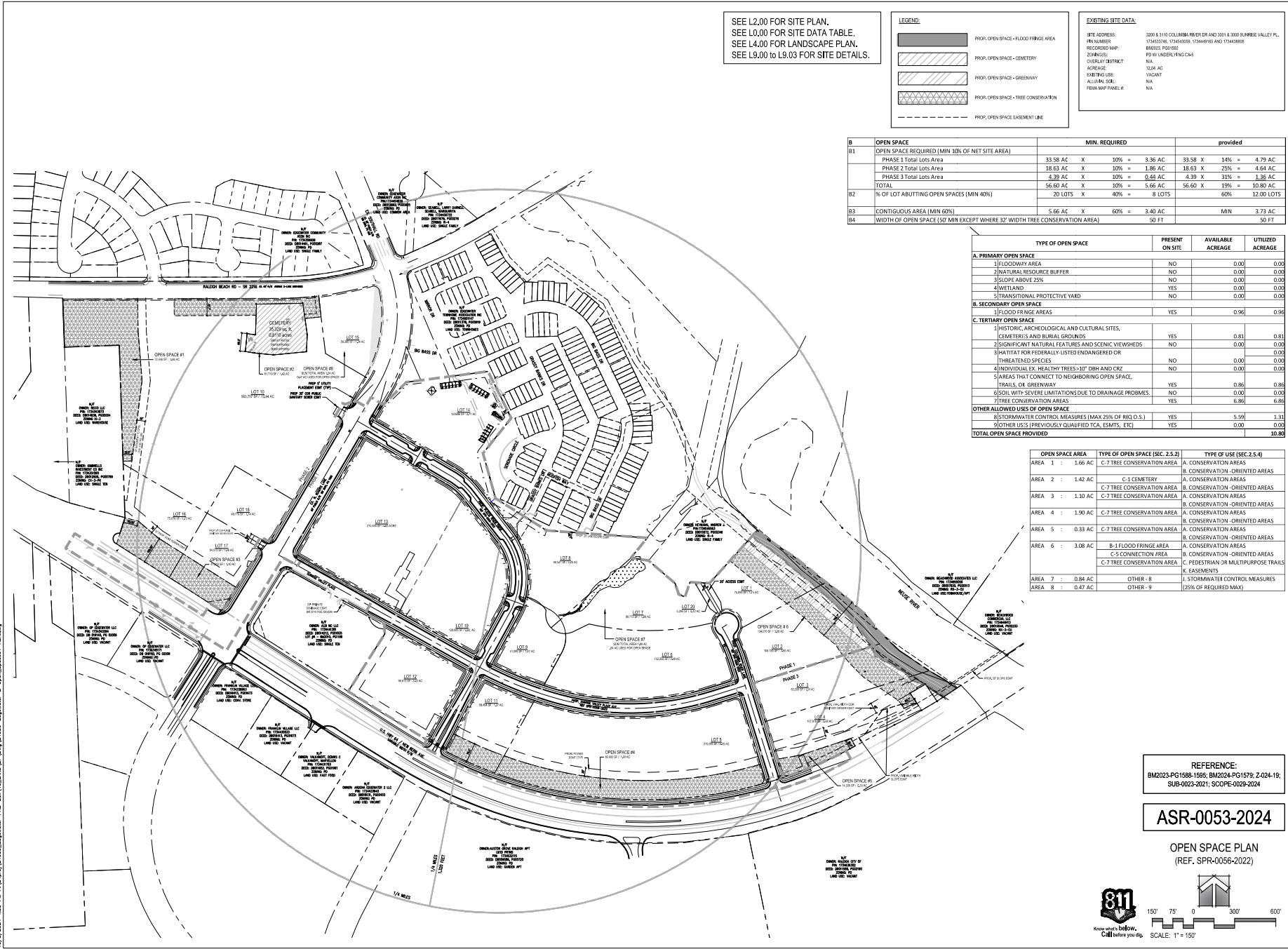
PROJECT:	BCD-2490	DATE
ISSUE:	Administrative Site Review	08.01.2024
REVISIONS:	1st Review Comments	10.10.2024
DRAWN BY:	KT SB	
CHECKED BY:	KT	
CONTENT:	SITE DATA, BUILDING DATA, & SUBDISTRICT TABLE	

ASR-0053-2024  
 SITE DATA, BUILDING DATA, & SUBDISTRICT TABE

10/1/2024 1:59 PM J:\Projects\24000\_Edgewater-Phase-2\44\_KC\_L001\DWG\24000\_Edgewater-2\_Cover-Rev-2.dwg

DATE: 08.01.2024 (REVISED 10.10.2024) PROJECT: EDGEWATER APARTMENTS PHASE 2 SHEET NO. L0.11 OF 10 SHEETS. THIS SHEET IS TO BE USED FOR PERMITS ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE INFORMATION ON THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE INFORMATION ON THIS SHEET IS SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION ON THIS SHEET IS NOT TO BE USED FOR CONSTRUCTION.

10/9/2024 4:55 PM C:\Users\jcarroll\OneDrive\Documents\Projects\ASR-0053-2024\Open\_Space\ASR-0053-2024-Open\_Space.dwg - Open\_Space - 2 - Open\_Space.dwg



SEE L2.00 FOR SITE PLAN.  
 SEE L0.00 FOR SITE DATA TABLE.  
 SEE L4.00 FOR LANDSCAPE PLAN.  
 SEE L9.00 TO L9.03 FOR SITE DETAILS.

**LEGEND**

- PROP. OPEN SPACE - FLOOD FRINGE AREA
- PROP. OPEN SPACE - CEMETERY
- PROP. OPEN SPACE - GREENWAY
- PROP. OPEN SPACE - TREE CONSERVATION
- PROP. OPEN SPACE EASEMENT LINE

**EXISTING SITE DATA**

SITE ADDRESS:	3200 S 3110 COLUMBIA RIVER DR AND 3001 S 3000 SURREY VALLEY PL.
PAR NUMBER:	173433216, 173434269, 173444965 AND 173443866
RECORDED MAP:	BR002 150180
ZONING:	PD W/ UNDERLYING C&G
OVERLAY (EFFECT):	N/A
ADJACENT:	1224 AC
EXISTING USE:	VACANT
ALLIANCE USE:	N/A
FEMA MAP PANEL #:	N/A

B	OPEN SPACE	MIN. REQUIRED	provided
B1	OPEN SPACE REQUIRED (MIN 10% OF NET SITE AREA)		
	PHASE 1 Total Lots Area	33.58 AC X 10% = 3.36 AC	33.58 X 14% = 4.79 AC
	PHASE 2 Total Lots Area	18.63 AC X 10% = 1.86 AC	18.63 X 25% = 4.64 AC
	PHASE 3 Total Lots Area	4.39 AC X 10% = 0.44 AC	4.39 X 31% = 1.36 AC
	TOTAL	56.60 AC X 10% = 5.66 AC	56.60 X 19% = 10.80 AC
B2	% OF LOT ABUTTING OPEN SPACES (MIN 40%)	20 LOTS X 40% = 8 LOTS	60% 12.00 LOTS
B3	CONTIGUOUS AREA (MIN 60%)	5.66 AC X 60% = 3.40 AC	MIN 3.73 AC
B4	WIDTH OF OPEN SPACE (50' MIN EXCEPT WHERE 32' WIDTH TREE CONSERVATION AREA)	50 FT	50 FT

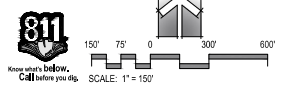
TYPE OF OPEN SPACE	PRESENT ON SITE	AVAILABLE ACREAGE	UTILIZED ACREAGE
<b>A. PRIMARY OPEN SPACE</b>			
1) FLOODWAY AREA	NO	0.00	0.00
2) NATURAL RESOURCE BUFFER	NO	0.00	0.00
3) SLOPE ABOVE 25%	NO	0.00	0.00
4) WETLAND	YES	0.00	0.00
5) TRANSITIONAL PROTECTIVE YARD	NO	0.00	0.00
<b>B. SECONDARY OPEN SPACE</b>			
1) FLOOD FRINGE AREAS	YES	0.96	0.96
<b>C. TERTIARY OPEN SPACE</b>			
1) HISTORIC, ARCHEOLOGICAL AND CULTURAL SITES, CEMETERIES AND BURIAL GROUNDS	YES	0.81	0.81
2) SIGNIFICANT NATURAL FEATURES AND SCENIC VIEWSHEDS	NO	0.00	0.00
3) HABITAT FOR FEDERALLY LISTED ENDANGERED OR THREATENED SPECIES	NO	0.00	0.00
4) INDIVIDUAL EX. HEALTHY TREES-10" DBH AND CRZ	NO	0.00	0.00
5) AREAS THAT CONNECT TO NEIGHBORING OPEN SPACE, TRAILS, OR GREENWAY	YES	0.86	0.86
6) SOIL WITH SEVERE LIMITATIONS DUE TO DRAINAGE PROBLEMS	NO	0.00	0.00
7) TREE CONSERVATION AREAS	YES	6.86	6.86
<b>OTHER ALLOWED USES OF OPEN SPACE</b>			
1) STORMWATER CONTROL MEASURES (MAX 25% OF RIO D.S.)	YES	5.90	1.31
2) OTHER US: (PREVIOUSLY QUALIFIED TCA, ESMTS, ETC)	YES	0.00	0.00
<b>TOTAL OPEN SPACE PROVIDED</b>			<b>10.80</b>

OPEN SPACE AREA	TYPE OF OPEN SPACE (SEC. 2.5.2)	TYPE OF USE (SEC. 2.5.4)
AREA 1 - 3.66 AC	C-7 TREE CONSERVATION AREA	A. CONSERVATION AREAS B. CONSERVATION - ORIENTED AREAS
AREA 2 - 1.42 AC	C-1 CEMETERY	A. CONSERVATION AREAS
AREA 3 - 1.10 AC	C-7 TREE CONSERVATION AREA	A. CONSERVATION AREAS B. CONSERVATION - ORIENTED AREAS
AREA 4 - 1.90 AC	C-7 TREE CONSERVATION AREA	A. CONSERVATION AREAS B. CONSERVATION - ORIENTED AREAS
AREA 5 - 0.33 AC	C-7 TREE CONSERVATION AREA	A. CONSERVATION AREAS B. CONSERVATION - ORIENTED AREAS
AREA 6 - 3.08 AC	B-1 FLOOD FRINGE AREA C-5 CONNECTION AREA C-7 TREE CONSERVATION AREA	A. CONSERVATION AREAS B. CONSERVATION - ORIENTED AREAS C. PEDESTRIAN OR MULTIPURPOSE TRAILS K. EASEMENTS
AREA 7 - 0.84 AC	OTHER - B	J. STORMWATER CONTROL MEASURES (25% OF REQUIRED MAX)
AREA 8 - 0.47 AC	OTHER - B	J. STORMWATER CONTROL MEASURES (25% OF REQUIRED MAX)

REFERENCE:  
 BM2023-PG1588-1595; BM2024-PG1579; Z-024-19;  
 SUB-0023-2021; SCOPE-0029-2024

**ASR-0053-2024**

OPEN SPACE PLAN  
 (REF. SPR-0056-2022)



ADMINISTRATIVE SITE REVIEW ONLY - NOT FOR CONSTRUCTION.

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DRAWN BY:	KT	
CHECKED BY:	KT	
CONTENT:	SITE PLAN	

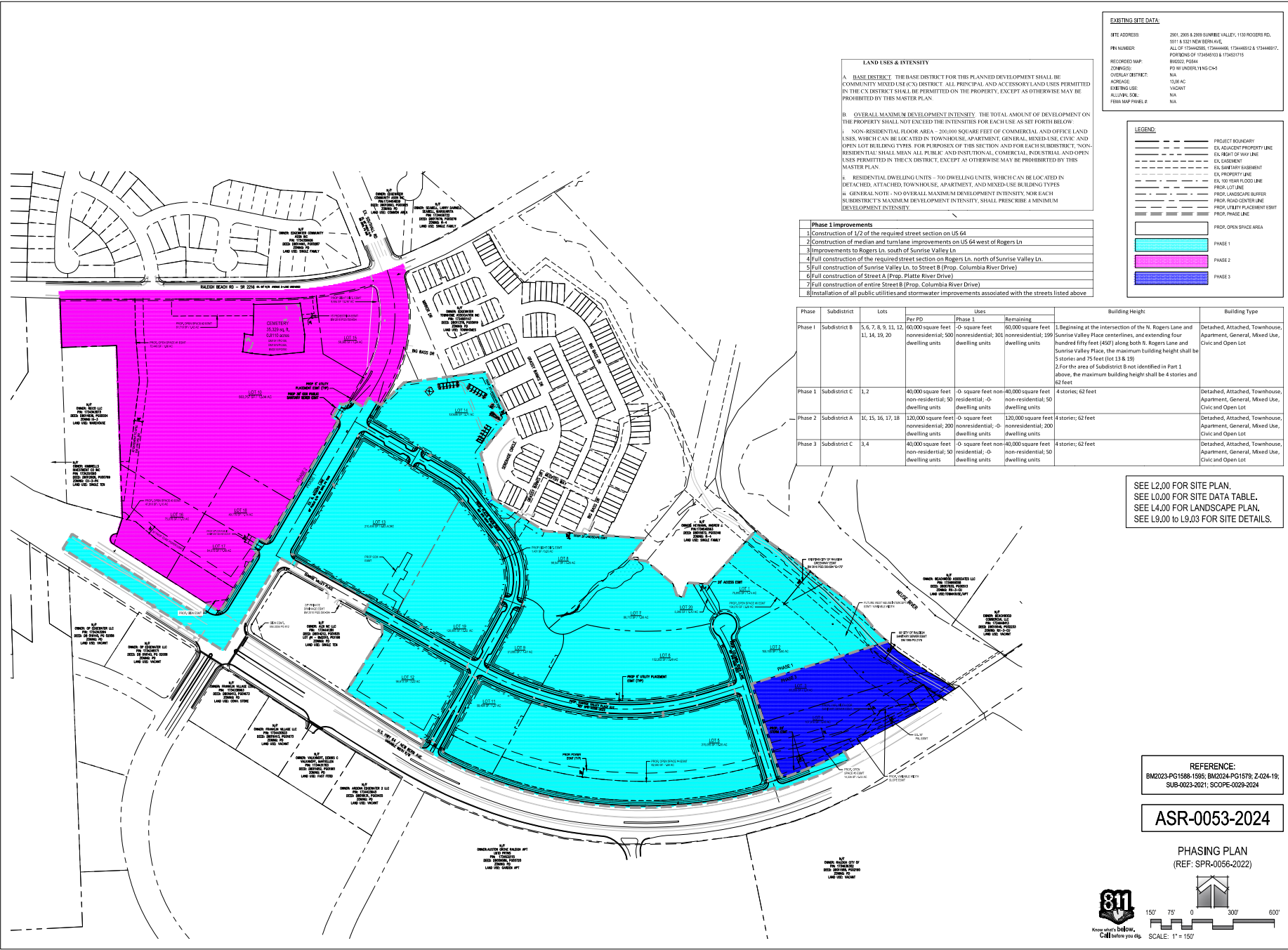
L0.12

**J DAVIS**  
 515 South Westborough Street Raleigh, NC 27601 | Tel: 919.833.1900  
 1216 Central Expressway (Pittsboro) Raleigh, NC 27626 | Tel: 919.833.1901

**Bell Creek Capital, LLC**  
**Quinn Residences at Edgewater Commons**  
**Raleigh, North Carolina**

ASR-0053-2024 (Admin. Site Review)  
 REFERENCE: SCOPE-0029-2024, SUB-0023-2021

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**LAND USES & INTENSITY**

A. **BASE DISTRICT** - THE BASE DISTRICT FOR THIS PLANNED DEVELOPMENT SHALL BE COMMUNITY MIXED USE (C4) DISTRICT. ALL PRINCIPAL AND ACCESSORY LAND USES PERMITTED IN THE C4 DISTRICT SHALL BE PERMITTED ON THE PROPERTY, EXCEPT AS OTHERWISE MAY BE PROHIBITED BY THIS MASTER PLAN.

B. **OVERALL MAXIMUM DEVELOPMENT INTENSITY** - THE TOTAL AMOUNT OF DEVELOPMENT ON THE PROPERTY SHALL NOT EXCEED THE INTENSITIES FOR EACH USE AS SET FORTH BELOW:

F. **NON-RESIDENTIAL FLOOR AREA** - 200,000 SQUARE FEET OF COMMERCIAL AND OFFICE LAND USES WHICH CAN BE LOCATED IN TOWNHOUSE, APARTMENT, GENERAL MIXED USE, CIVIC AND OPEN LOT BUILDING TYPES. FOR PURPOSES OF THIS SECTION AND FOR EACH SUBDISTRICT, NON-RESIDENTIAL SHALL MEAN ALL PUBLIC AND INSTITUTIONAL, COMMERCIAL, INDUSTRIAL AND OPEN USES PERMITTED IN THE C4 DISTRICT, EXCEPT AS OTHERWISE MAY BE PROHIBITED BY THIS MASTER PLAN.

G. **RESIDENTIAL DWELLING UNITS** - 700 DWELLING UNITS, WHICH CAN BE LOCATED IN DETACHED, ATTACHED, ROW HOUSE, APARTMENT, AND MIXED-USE BUILDING TYPES.

H. **GENERAL NOTE** - AND OVERALL MAXIMUM DEVELOPMENT INTENSITY, FOR EACH SUBDISTRICT'S MAXIMUM DEVELOPMENT INTENSITY, SHALL PRESCRIBE A MINIMUM DEVELOPMENT INTENSITY.

**EXISTING SITE DATA:**

SITE ADDRESS:	201, 203 & 205 SUNRISE VALLEY, 1130 ROGERS RD, 501 & 1321 NEW BERNALE
PARCELS:	ALL OF PARCELS: 17044846, 17044845 & 17044847; PORTIONS OF 17044913 & 17045175
RECORDED MAP:	BLW022-PS44
ZONING:	PD-W UNDERLYING C4
OVERLAY DISTRICT:	NA
AGE:	1500 AC
EXISTING USE:	VACANT
ALLOW. USE:	NA
FORM MAP PANEL #:	NA

**LEGEND:**

[Symbol]	PROJECT BOUNDARY
[Symbol]	EX. ADJACENT PROPERTY LINE
[Symbol]	EX. RIGHT OF WAY LINE
[Symbol]	EX. EASEMENT
[Symbol]	EX. SANITARY EASEMENT
[Symbol]	EX. PROPERTY LINE
[Symbol]	EX. 100 YEAR FLOOD LINE
[Symbol]	PROR. LOT LINE
[Symbol]	PROR. LANDSCAPE BUFFER
[Symbol]	PROR. ROAD CENTERLINE
[Symbol]	PROR. UTILITY PLACEMENT ESBOT
[Symbol]	PROR. PHASE LINE
[Symbol]	PROR. OPEN SPACE AREA
[Symbol]	PHASE 1
[Symbol]	PHASE 2
[Symbol]	PHASE 3

**Phase 1 Improvements**

1. Construction of 1/2 of the required street section on US 64
2. Construction of median and turnlane improvements on US 64 west of Rogers Ln
3. Improvements to Rogers Ln. south of Sunrise Valley Ln.
4. Full construction of the required street section on Rogers Ln. north of Sunrise Valley Ln.
5. Full construction of Sunrise Valley Ln. to Street B (Prop. Columbia River Drive)
6. Full construction of Street A (Prop. Plate River Drive)
7. Full construction of entire Street B (Prop. Columbia River Drive)
8. Installation of all public utilities and stormwater improvements associated with the streets listed above

Phase	Subdistrict	Lots	Per PD	Uses	Remaining	Building Height	Building Type
Phase 1	Subdistrict B	5, 6, 7, 8, 9, 11, 12, 13, 14, 19, 20	60,000 square feet non-residential; 500 dwelling units	0-square feet non-residential; 301 dwelling units	60,000 square feet non-residential; 199 dwelling units	1. Beginning at the intersection of the N. Rogers Lane and Sunrise Valley Place centerlines, and extending four hundred fifty feet (450') along both N. Rogers Lane and Sunrise Valley Place, the maximum building height shall be 5 stories and 75 feet (lot 13 & 19) 2. For the area of Subdistrict B not identified in Part 1 above, the maximum building height shall be 4 stories and 62 feet	Detached, Attached, Townhouse, Apartment, General, Mixed Use, Civic and Open Lot
Phase 1	Subdistrict C	1, 2	40,000 square feet non-residential; 50 dwelling units	0-square feet non-residential; 0 dwelling units	40,000 square feet non-residential; 50 dwelling units	4 stories; 62 feet	Detached, Attached, Townhouse, Apartment, General, Mixed Use, Civic and Open Lot
Phase 2	Subdistrict A	10, 15, 16, 17, 18	120,000 square feet non-residential; 200 dwelling units	0-square feet non-residential; 0 dwelling units	120,000 square feet non-residential; 200 dwelling units	4 stories; 62 feet	Detached, Attached, Townhouse, Apartment, General, Mixed Use, Civic and Open Lot
Phase 3	Subdistrict C	3, 4	40,000 square feet non-residential; 50 dwelling units	0-square feet non-residential; 50 dwelling units	40,000 square feet non-residential; 50 dwelling units	4 stories; 62 feet	Detached, Attached, Townhouse, Apartment, General, Mixed Use, Civic and Open Lot

SEE L2.00 FOR SITE PLAN.  
SEE L0.00 FOR SITE DATA TABLE.  
SEE L4.00 FOR LANDSCAPE PLAN.  
SEE L9.00 TO L9.03 FOR SITE DETAILS.

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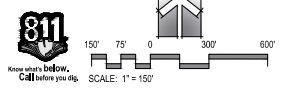
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 Quinn Residences at Edgewater Commons  
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DRAWN BY:	KT		
CHECKED BY:	KT		
CONTENT:	SITE PLAN		

REFERENCE:  
 BM2023-PG1588-1595; BM2024-PG1579; Z-024-19;  
 SUB-0023-2021; SCOPE-0029-2024

**ASR-0053-2024**

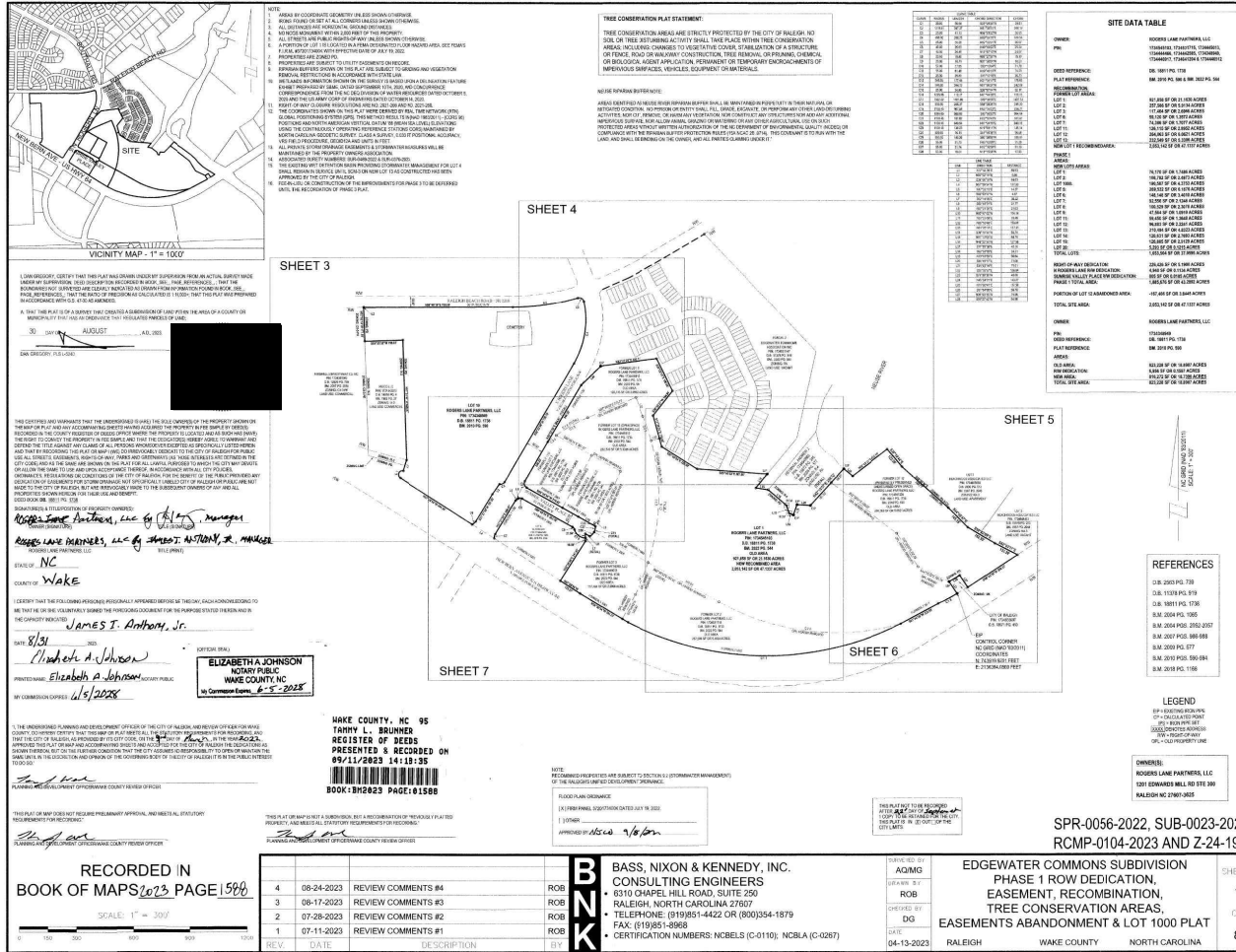
PHASING PLAN  
 (REF: SPR-0056-2022)







BKBM2023PG01588



10/2024 4:13 PM (15)Map2023... 10/2024 4:13 PM (15)Map2023... 10/2024 4:13 PM (15)Map2023...

R:\2005jobs\05094000 Rogers Farm\05094000.dwg, SHEET 1, 8/30/2023 11:48:18 AM, rajph1

**RECORDED IN**  
**BOOK OF MAPS 2023 PAGE 1588**

SCALE: 1" = 300'

REV.	DATE	DESCRIPTION	BY
4	09-24-2023	REVIEW COMMENTS #4	ROB
3	08-17-2023	REVIEW COMMENTS #3	ROB
2	07-28-2023	REVIEW COMMENTS #2	ROB
1	07-11-2023	REVIEW COMMENTS #1	ROB

**WAKE COUNTY, NC 95**  
**THOMAS L. BRUNER**  
**REGISTERED DEEDS**  
**PRESENTED & RECORDED ON**  
**08/11/2023 14:19:35**  
**BOOK 2023 PG 1588**

**BASS, NIXON & KENNEDY, INC.**  
 CONSULTING ENGINEERS  
 6310 CHAPEL HILL ROAD, SUITE 250  
 RALEIGH, NORTH CAROLINA 27607  
 TELEPHONE: (919)851-4422 (800)354-1879  
 FAX: (919)851-8968  
 CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0287)

APPROVED BY: *[Signature]* 8/16/2023

**EDGECOMM PHASE 1 SUBDIVISION**  
**PHASE 1 ROW DEDICATION,**  
**EASEMENT, RECOMBINATION,**  
**TREE CONSERVATION AREAS,**  
**EASEMENTS ABANDONMENT AND LOT 1000 PLAT**

DATE: 04-13-2023  
 RALEIGH WAKE COUNTY NORTH CAROLINA

PROJECT: BCD-2490  
 DATE: 08-01-2024

FOR REFERENCE ONLY

ASR-0053-2024

L0.20

**J DAVIS**  
 510 South Westborough Street (Raleigh, NC 27601) 404.983.5500  
 1216 Central Expy. (Fayetteville, NC 28403) 704.336.6700  
 10000 W. Highway 101 (Charlotte, NC 28226) 704.488.8800

ASR-0053-2024 (Admin. Site Review)  
 REFERENCE: 23-19, SCOPE-0029-2024, SUB-0023-2021

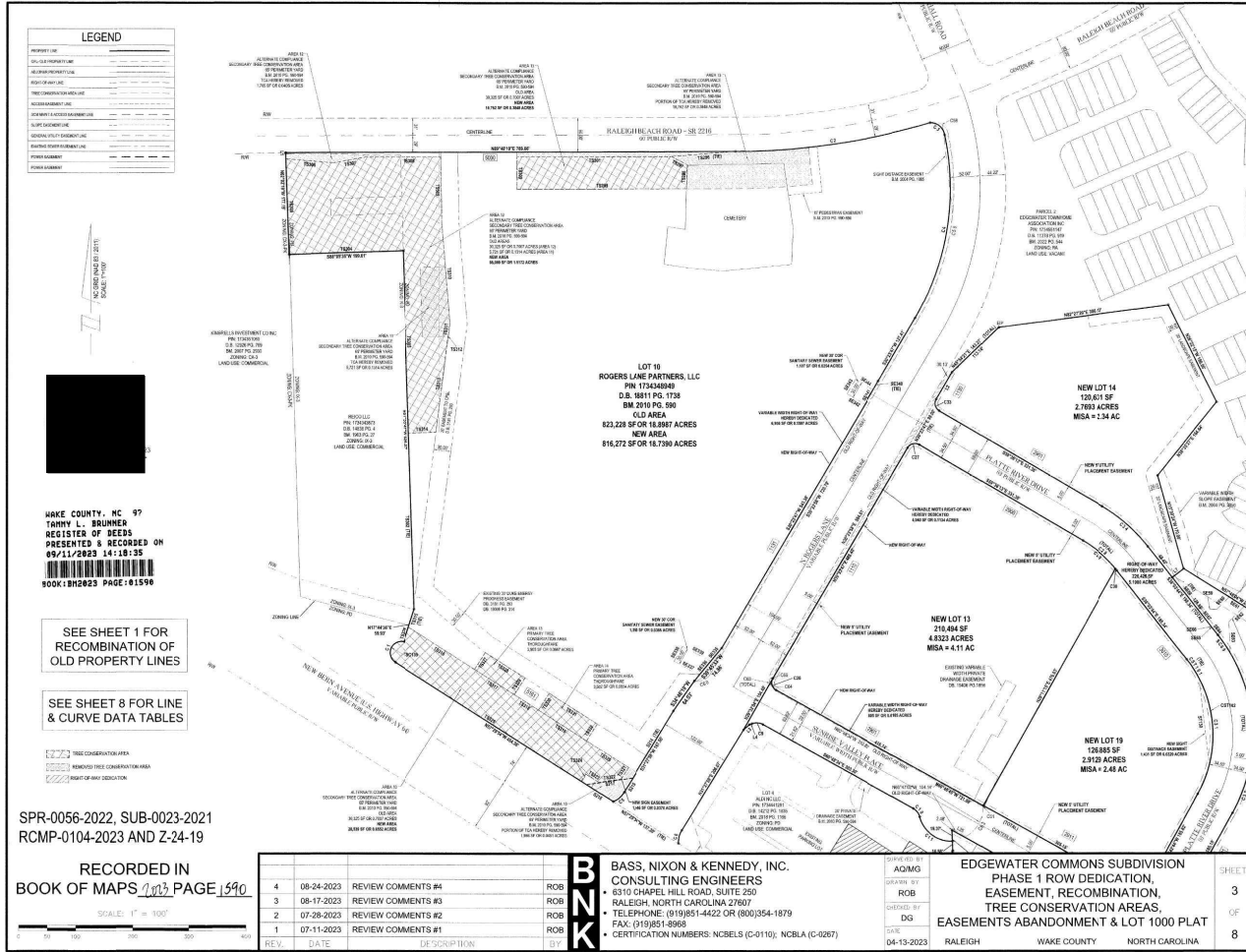
**Bell Creek Capital, LLC**  
**Quinn Residences at Edgewater Commons**  
**Raleigh, North Carolina**

ADMINISTRATIVE SITE REVIEW ONLY. NOT FOR CONSTRUCTION.

DATE: 08/13/2023 11:48:18 AM; DRAWN BY: SB; CHECKED BY: KT; CONTENT: RECORDED MAP; BM 2023 PG 1588



BKBM2023PG01590



R:\2005\jobs\05094000 Rogers Farm\05094LDC\dwg\05094 PHASE 1 SUBDIVISION PLAT.dwg, SHEET 3, 8/30/2023 11:49:19 AM, rnp11

RECORDED MAP (BM 2023, PG 1590)

FOR REFERENCE ONLY

ASR-0053-2024



Bell Creek Capital, LLC  
Quinn Residences at Edgewater Commons  
Raleigh, North Carolina

FOR REFERENCE ONLY

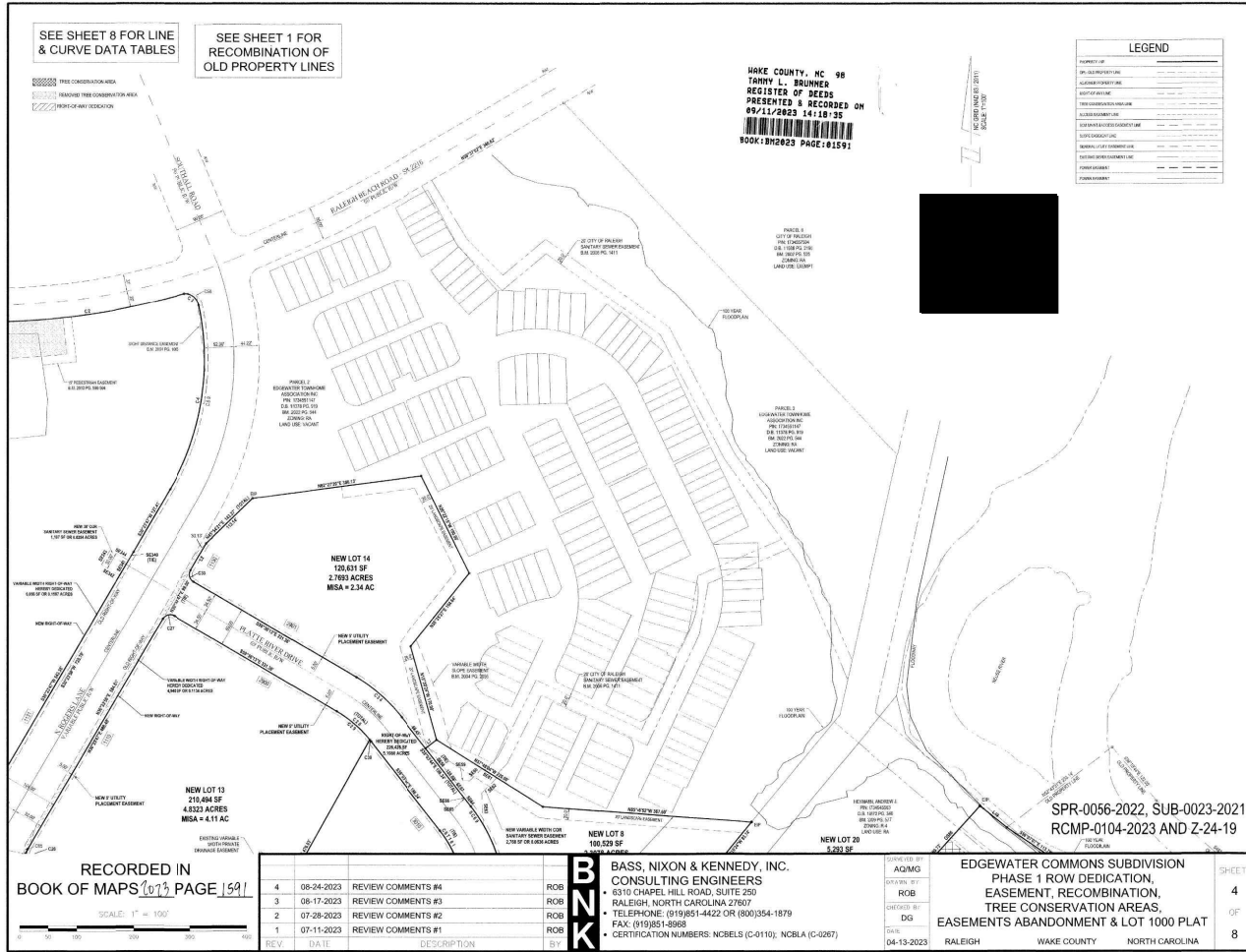
ADMINISTRATIVE SITE REVIEW ONLY - NOT FOR CONSTRUCTION.

PROJECT:	BCD-2400	DATE
ISSUE:	Administrative Site Review	08-01-2024
REVISIONS:	1st Review Comments	08-10-2024
DRAWN BY:	SB	
CHECKED BY:	KT	
CONTENT:	RECORDED MAP	
	BM 2023 PG 1590	

L0.22

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BKBM2023PG01591



R:\2005\0505594000 Rogers Farm\050594LDD.dwg\050594 PHASE 1 SUBDIVISION PLAT.dwg, SHEET 4, 8/30/2023 11:50:41 AM, rajh1

REV	DATE	DESCRIPTION	BY
4	08-24-2023	REVIEW COMMENTS #4	ROB
3	08-17-2023	REVIEW COMMENTS #3	ROB
2	07-28-2023	REVIEW COMMENTS #2	ROB
1	07-11-2023	REVIEW COMMENTS #1	ROB

**BASS, NIXON & KENNEDY, INC.**  
**CONSULTING ENGINEERS**  
 6310 CHAPEL HILL ROAD, SUITE 250  
 RALEIGH, NORTH CAROLINA 27607  
 TELEPHONE: (919)851-4422 OR (800)354-1879  
 FAX: (919)851-8988  
 CERTIFICATION NUMBERS: NCBELS (C-0110), NCBLA (C-0267)

**EDGEMASTER COMMONS SUBDIVISION**  
**PHASE 1 ROW DEDICATION,**  
**EASEMENT, RECOMBINATION,**  
**TREE CONSERVATION AREAS,**  
**EASEMENTS ABANDONMENT & LOT 1000 PLAT**

DATE: 04-13-2023  
 RALEIGH WAKE COUNTY NORTH CAROLINA

FOR REFERENCE ONLY

ASR-0053-2024

FOR REFERENCE ONLY

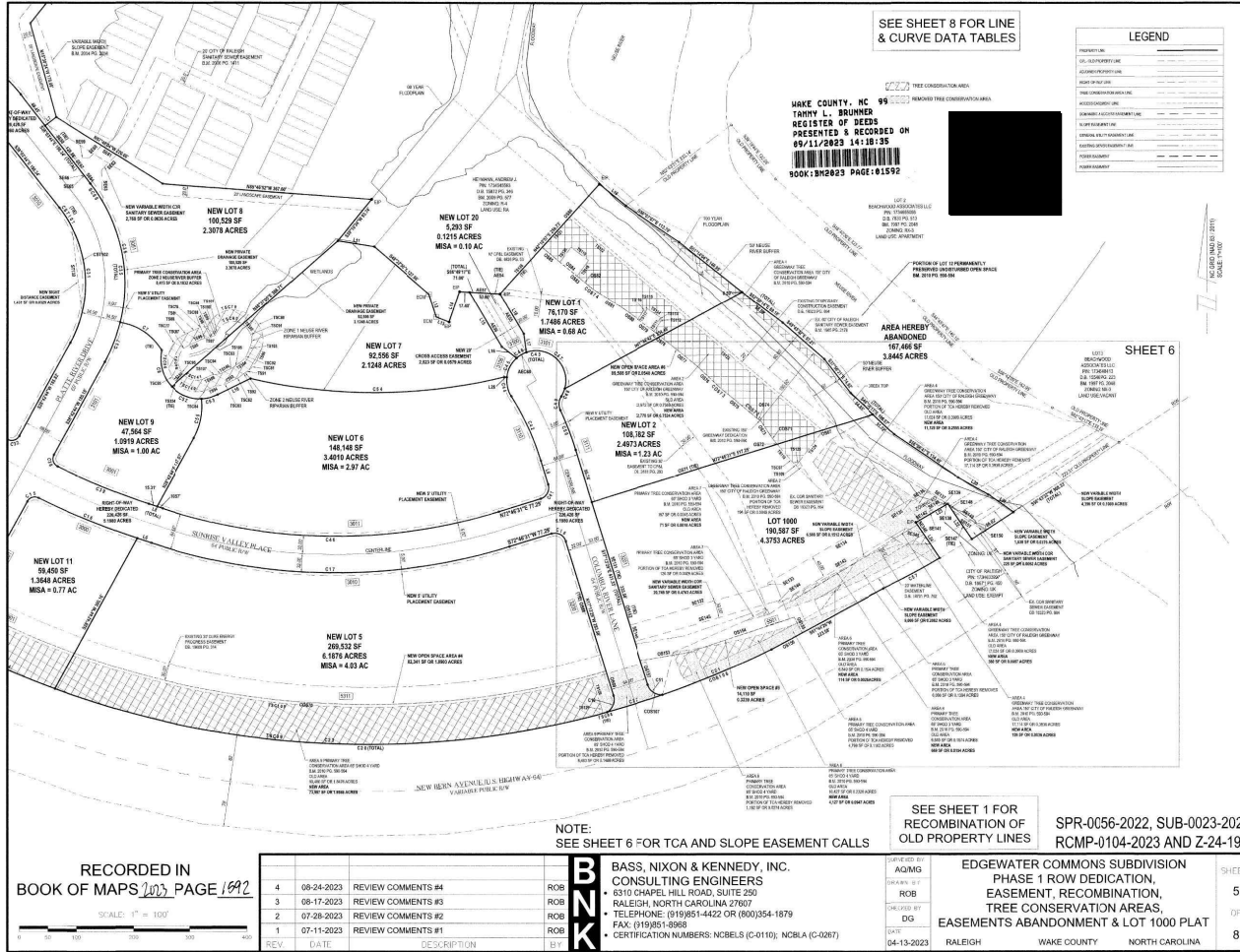
ADMINISTRATIVE SITE REVIEW ONLY - NOT FOR CONSTRUCTION.

PROJECT:	BKD-2400	DATE
ISSUE:	Administrative Site Review	08-01-2024

REVISIONS:	DATE
1st Review Comments	10.10.2024

DRAWN BY:	SB
CHECKED BY:	KT
CONTENT:	RECORDED MAP
	BM 2023 PG 1591

BKBM2023PG01592



R:\2025\dot\05094000 Rogers Farm\05094\DC\dwg\05014 PHASE 1 SUBDIVISION PLAT.dwg, SHEET 5, 8/30/2023 11:50:55 AM, rajh1

**BKKN**

**BASS, NIXON & KENNEDY, INC.**  
**CONSULTING ENGINEERS**  
 • 6310 CHAPEL HILL ROAD, SUITE 250  
 RALEIGH, NORTH CAROLINA 27617  
 • TELEPHONE: (919)851-4422 OR (900)354-1879  
 FAX: (919)851-8968  
 • CERTIFICATION NUMBERS: NCBELS (C-0110), NCBLA (C-0267)

APPROVED BY: [Signature]  
 DATE: 04-13-2023

**EDGEWATER COMMONS SUBDIVISION**  
**PHASE 1 ROW DEDICATION,**  
**EASEMENT, RECOMBINATION,**  
**TREE CONSERVATION AREAS,**  
**EASEMENTS ABANDONMENT & LOT 1000 PLAT**

PROJECT: BCD-24000 DATE: SPR-0056-2022, SUB-0023-2021  
 RCMP-0104-2023 AND Z-24-19

DATE: 04-13-2023  
 CITY: RALEIGH  
 COUNTY: WAKE COUNTY  
 STATE: NORTH CAROLINA

SHEET 5 OF 8

**FOR REFERENCE ONLY**

**ASR-0053-2024**

ADMINISTRATIVE SITE REVIEW ONLY. NOT FOR CONSTRUCTION.

PROJECT:	BCD-24000	DATE:
ISSUE:	Administrative Site Review	08/01/2024
REVISIONS:	1st Review Comments	10/10/2024
DRAWN BY:	SB	
CHECKED BY:	KT	
CONTENT:	RECORDED MAP	
	BM 2023 PG 1592	

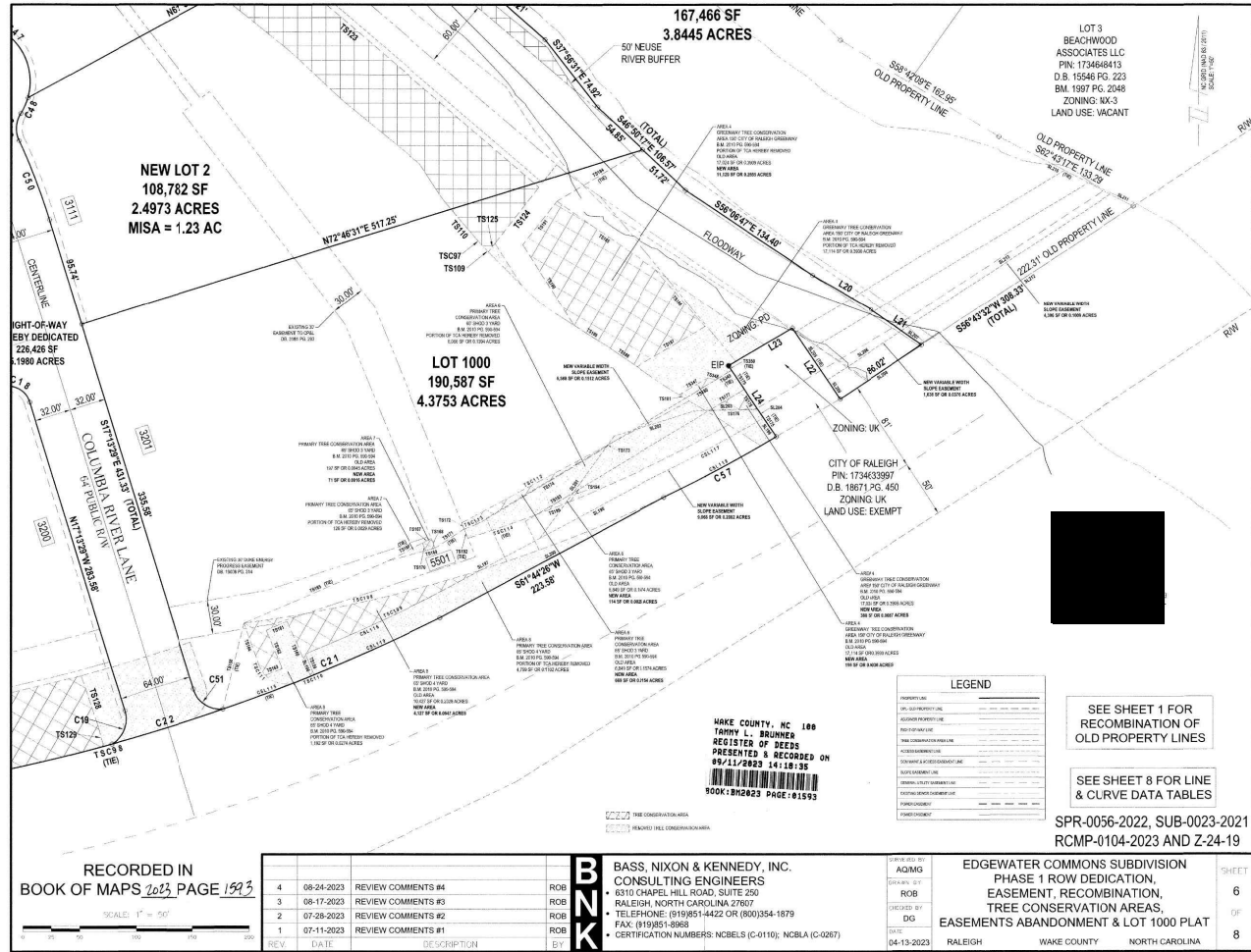
**L0.24**

**Bell Creek Capital, LLC**  
**Quinn Residences at Edgewater Commons**  
**Raleigh, North Carolina**

**JDAVIS**  
 515 South Westwood Street Raleigh, NC 27601 | Tel: 919.855.1000  
 1215 Central Expy. Suite 1000 (Pinebluffs) Raleigh, NC 27601  
**ASR-0053-2024 (Admin. Site Review)**  
 REFERENCE: Z-24-19, SCOP-009-2024, SUB-0023-2021

10/10/2024 4:18 PM J:\2025\dot\05094000 Rogers Farm\05094\DC\dwg\05014 PHASE 1 SUBDIVISION PLAT.dwg - Copy - Rev. 20230720.dwg

BKBM2023PG01593



R:\2009\jobs\05094000 Rogers Farm\05094LDD\dwg\05094 PHASE 1 SUBDIVISION PLAT.dwg, SHEET 6, 8/30/2023 11:51:10 AM, rnlp1

RECORDED MAP (BM 2023, PG 1593)

FOR REFERENCE ONLY

ASR-0053-2024

**JDAVIS**  
215 South Westwood Street, Raleigh, NC 27601 | Tel: 919.833.1900  
1215 Glenwood St., 1st Floor (Plymouth), Raleigh, NC 27601

**Bell Creek Capital, LLC**  
**Quinn Residences at Edgewater Commons**  
Raleigh, North Carolina

FOR REFERENCE ONLY

L0.25

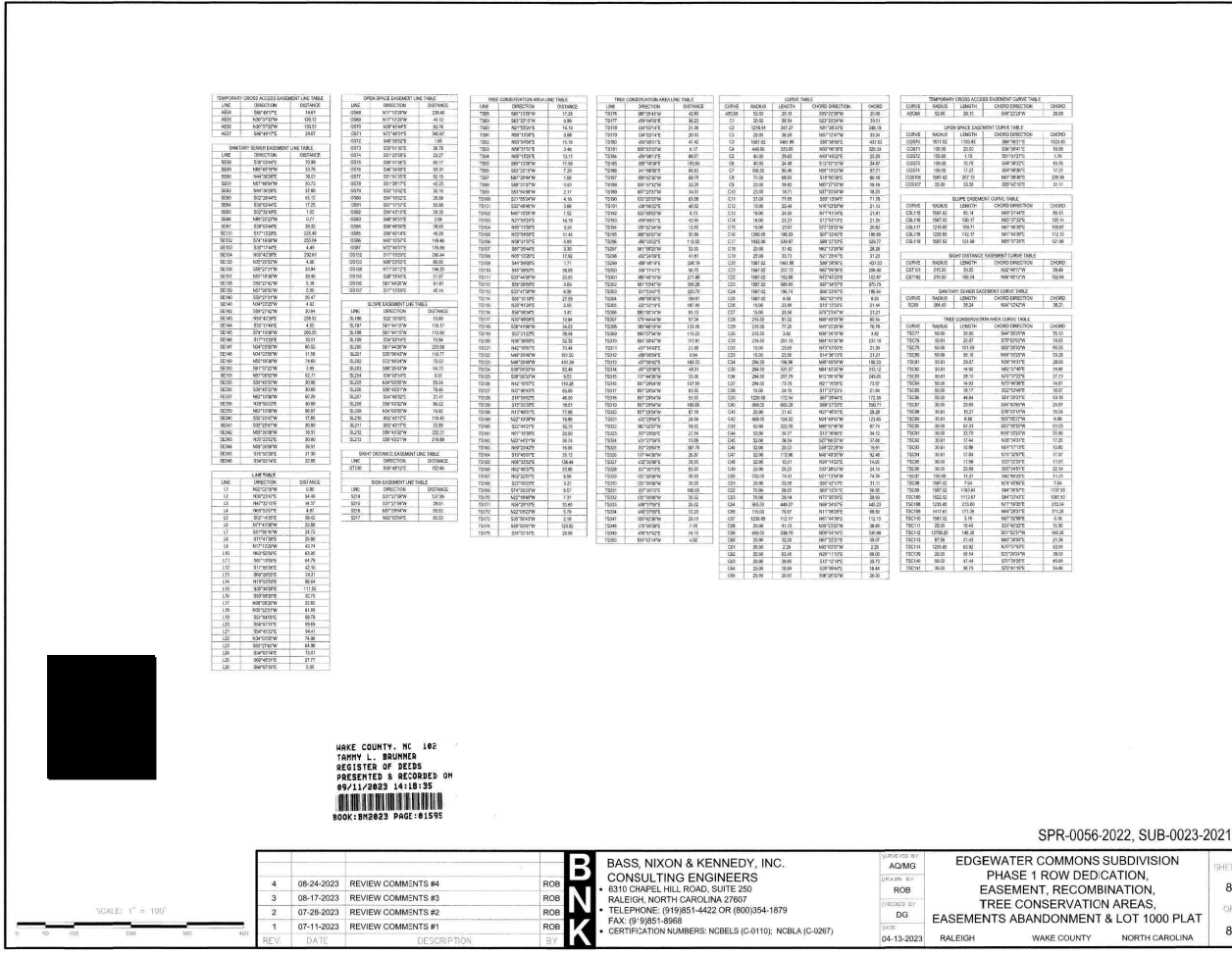
ADMINISTRATIVE SITE REVIEW ONLY - NOT FOR CONSTRUCTION.





12/01/2024 4:17 PM J:\Projects\2024\0000\_Edgewater-Phase-1\DWG\0000\_Edgewater-Phase-1-Subdivision.dwg - User: jn - 2024/01/04

BKBM2023PG01595



R:\2020\06\050940\000 Rogers Farm\050940.DWG\050940 PHASE 1 SUBDIVISION PLAT.dwg, SHEET #, 8/30/2023 11:51:37 AM, rajh1

TERRAIN ELEVATION DATA			OPEN SPACE ELEVATION DATA			TREE CONSERVATION AREA DATA			TREE CONSERVATION AREA DATA			CORNER DATA			TERRAIN ELEVATION DATA		
LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE	CORNER	BEARING	LENGTH	CHORD DIRECTION	CHORD DISTANCE	
4852	W 89°15'00"	1.841	0384	N 17°12'00"	15.446	788	S 87°12'00"	1.228	788	S 87°12'00"	1.228	4854	S 24° 24' 24"	20.24	S 87°12'00"	20.24	
4853	N 89°15'00"	1.841	0385	N 17°12'00"	15.446	789	S 87°12'00"	1.228	789	S 87°12'00"	1.228	4855	S 24° 24' 24"	20.24	S 87°12'00"	20.24	
4854	N 89°15'00"	1.841	0386	N 17°12'00"	15.446	790	S 87°12'00"	1.228	790	S 87°12'00"	1.228	4856	S 24° 24' 24"	20.24	S 87°12'00"	20.24	
4855	N 89°15'00"	1.841	0387	N 17°12'00"	15.446	791	S 87°12'00"	1.228	791	S 87°12'00"	1.228	4857	S 24° 24' 24"	20.24	S 87°12'00"	20.24	

WAKE COUNTY, NC 162  
 TERRY L. BRUNER  
 REGISTER OF DEEDS  
 PRESENTED & RECORDED ON  
 8/11/2023 14:18:15  
 BOOK: BK2823 PAGE: 81595

REV.	DATE	DESCRIPTION	BY
4	08-24-2023	REVIEW COMMENTS #4	ROB
3	08-17-2023	REVIEW COMMENTS #3	ROB
2	07-28-2023	REVIEW COMMENTS #2	ROB
1	07-11-2023	REVIEW COMMENTS #1	ROB

**BKKN**  
 BASS, NIXON & KENNEDY, INC.  
 CONSULTING ENGINEERS  
 8310 CHAPEL HILL ROAD, SUITE 250  
 RALEIGH, NORTH CAROLINA 27607  
 TELEPHONE: (919)851-4422 OR (800)354-1879  
 FAX: (919)851-8968  
 • CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0207)

DATE	BY	DESCRIPTION
04-13-2023	RALEIGH	WAKE COUNTY NORTH CAROLINA

PRP-0056-2022, SUB-0023-2021

EDgewater COMMONS SUBDIVISION  
 PHASE 1 ROW DEDICATION,  
 EASEMENT, RECOMBINATION,  
 TREE CONSERVATION AREAS,  
 EASEMENTS ABANDONMENT & LOT 1000 PLAT

SHEET  
 8  
 OF  
 8

RECORDED MAP  
 (BM 2023, PG 1595)

FOR REFERENCE ONLY

ASR-0053-2024

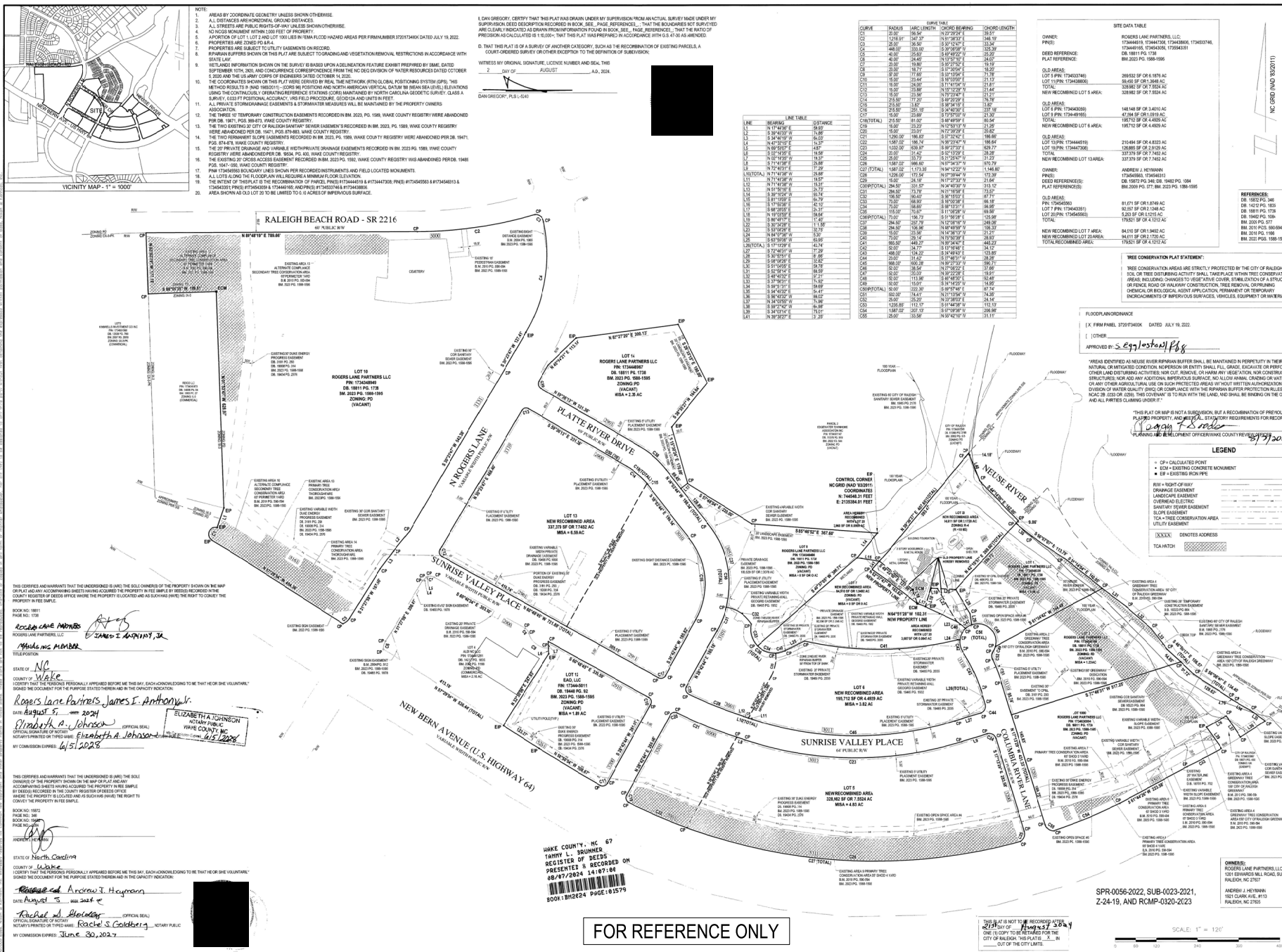
ADMINISTRATIVE SITE REVIEW ONLY. NOT FOR CONSTRUCTION.



Bell Creek Capital, LLC  
 Quinn Residences at Edgewater Commons  
 Raleigh, North Carolina

PROJECT:	BCD-2490	DATE:	08-01-2024
ISSUE:	Administrative Site Review		
REVISIONS:	1st Review Comments		10/10/2024
DRAWN BY:	SB		
CHECKED BY:	KT		
CONTENT:	RECORDED MAP		
	BM 2023 PG 1595		

L0.27



**FOR REFERENCE ONLY**

SCALE: 1" = 120'

**ROGERS LANE PARTNERS LLC**

WAKE COUNTY, NORTH CAROLINA

RALEIGH, NC 27601

OWNER: ROGERS LANE PARTNERS, LLC  
 151 EDWARDS MILL ROAD, SUITE 300  
 RALEIGH, NC 27601

PREPARED BY: ANDREW J. HEYMAN  
 802 CLARK AVE., #10  
 RALEIGH, NC 27601

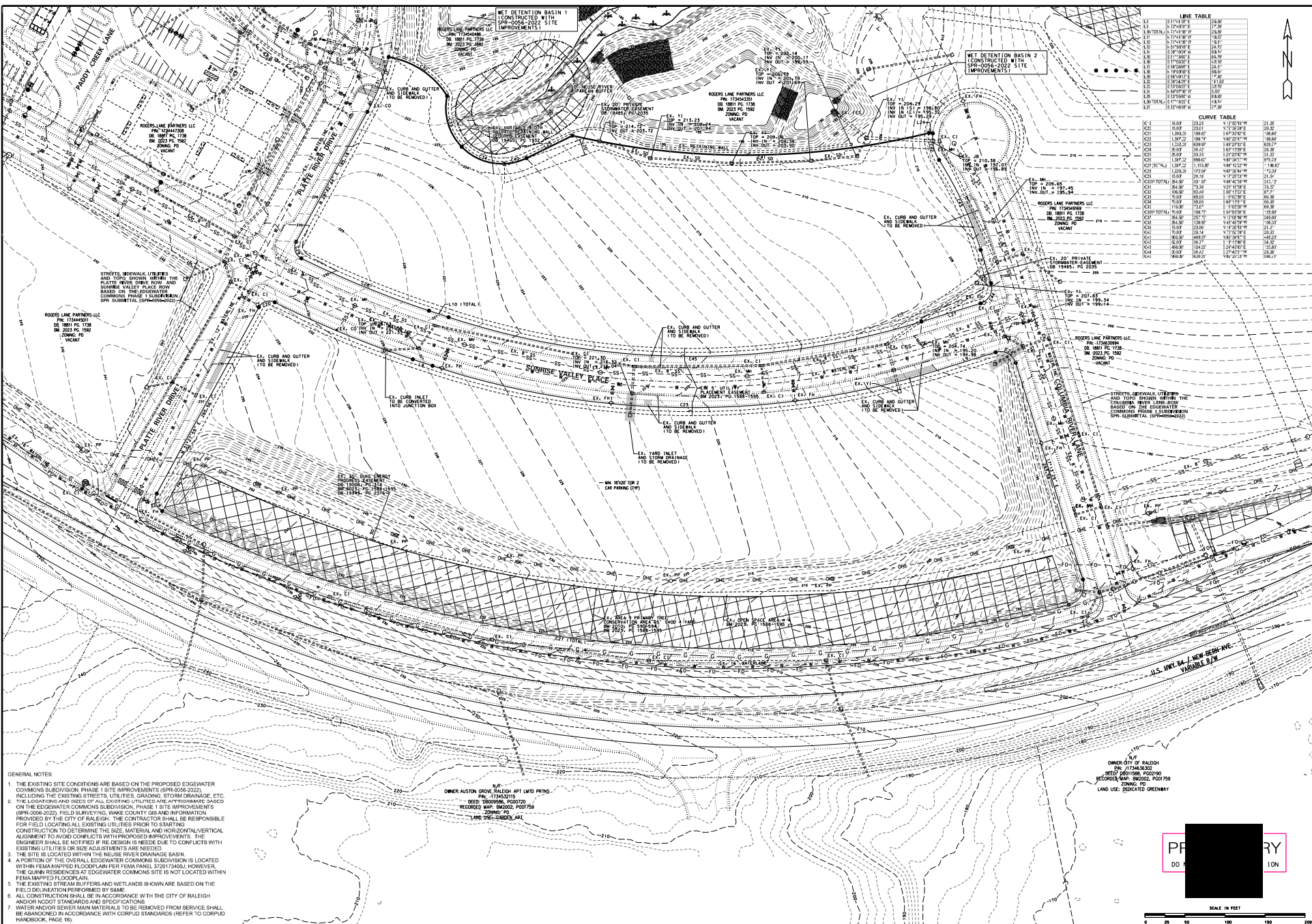
DATE: AUGUST 3, 2024

PROJECT: WAKE COUNTY RECOMBINATION PLAT

SCALE: 1" = 120'

10/27/2024 3:15:11 PM PLOT BY: jlw

RIC020450205 - Edgewater, Inc.



**LINE TABLE**

L1	0114.81'E	125.00'
L2	0114.81'E	125.00'
L3	0114.81'E	125.00'
L4	0114.81'E	125.00'
L5	0114.81'E	125.00'
L6	0114.81'E	125.00'
L7	0114.81'E	125.00'
L8	0114.81'E	125.00'
L9	0114.81'E	125.00'
L10	0114.81'E	125.00'
L11	0114.81'E	125.00'
L12	0114.81'E	125.00'
L13	0114.81'E	125.00'
L14	0114.81'E	125.00'
L15	0114.81'E	125.00'
L16	0114.81'E	125.00'
L17	0114.81'E	125.00'
L18	0114.81'E	125.00'
L19	0114.81'E	125.00'
L20	0114.81'E	125.00'

**CURVE TABLE**

C-1	16.07	125.00	125.00	01.80
C-2	16.07	125.00	125.00	01.80
C-3	16.07	125.00	125.00	01.80
C-4	16.07	125.00	125.00	01.80
C-5	16.07	125.00	125.00	01.80
C-6	16.07	125.00	125.00	01.80
C-7	16.07	125.00	125.00	01.80
C-8	16.07	125.00	125.00	01.80
C-9	16.07	125.00	125.00	01.80
C-10	16.07	125.00	125.00	01.80
C-11	16.07	125.00	125.00	01.80
C-12	16.07	125.00	125.00	01.80
C-13	16.07	125.00	125.00	01.80
C-14	16.07	125.00	125.00	01.80
C-15	16.07	125.00	125.00	01.80
C-16	16.07	125.00	125.00	01.80
C-17	16.07	125.00	125.00	01.80
C-18	16.07	125.00	125.00	01.80
C-19	16.07	125.00	125.00	01.80
C-20	16.07	125.00	125.00	01.80

**GENERAL NOTES**

1. THE EXISTING SITE CONDITIONS ARE BASED ON THE PROPOSED EDGEWATER COMMONS SUBDIVISION, PHASE 1 SITE IMPROVEMENTS (SPR 2024-2027), INCLUDING THE EXISTING STREETS, UTILITIES, GRADING, STORM DRAINAGE, ETC. THE LOCATIONS AND DEEPS OF ALL EXISTING UTILITIES ARE APPROXIMATE BASED ON THE EDGEWATER COMMONS SUBDIVISION, PHASE 1 SITE IMPROVEMENTS (SPR 2024-2027), FIELD SURVEYING, WAKE COUNTY GIS AND INFORMATION PROVIDED BY THE CITY OF RALEIGH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION TO DETERMINE THE SIZE, MATERIAL AND HORIZONTAL/VERTICAL ALIGNMENT TO AVOID CONFLICTS WITH PROPOSED IMPROVEMENTS. THE ENGINEER SHALL BE NOTIFIED IF REVISION IS NEEDED DUE TO CONFLICTS WITH EXISTING UTILITIES OR SIZE ADJUSTMENTS ARE NEEDED.
2. THE SITE IS LOCATED WITHIN THE RIVERBANK DRAINAGE BASIN.
3. A PORTION OF THE OVERALL EDGEWATER COMMONS SUBDIVISION IS LOCATED WITHIN FEMA MAPPED FLOODPLAIN PER FEMA PANELS 3202174001. HOWEVER, THE QUINN RESIDENCES AT EDGEWATER COMMONS SITE IS NOT LOCATED WITHIN FEMA MAPPED FLOODPLAIN.
4. THE EXISTING STREAM BUFFERS AND WETLANDS SHOWN ARE BASED ON THE FIELD DELINEATION PERFORMED BY SAME.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
6. WATER AND/OR SEWER MAIN MATERIALS TO BE REMOVED FROM SERVICE SHALL BE ABANDONED IN ACCORDANCE WITH CORPUS STANDARDS (REFER TO CORPUS HANDBOOK, PAGE 95).



**BASS, NIXON & KENNEDY, INC.**  
 CONSULTING ENGINEERS  
 6810 CHAPEL HILL ROAD, SUITE 600, RALEIGH, NC 27607  
 CERTIFICATION NUMBERS: NCBELS (C-110); NCBOLA (C-0287)

DATE	DESCRIPTION	BY
10/27/2024	EXISTING CONDITIONS AND DEMOLITION PLAN	JLW
10/27/2024	REV. COMMENTS	JLW
10/27/2024	REV. COMMENTS	JLW
10/27/2024	REV. COMMENTS	JLW
10/27/2024	REV. COMMENTS	JLW
10/27/2024	REV. COMMENTS	JLW
10/27/2024	REV. COMMENTS	JLW
10/27/2024	REV. COMMENTS	JLW
10/27/2024	REV. COMMENTS	JLW
10/27/2024	REV. COMMENTS	JLW

**QUINN RESIDENCES at EDGEWATER COMMONS**  
 DEVELOPER: BELL CREEK CAPITAL, LLC  
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA  
 NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



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ADMINISTRATIVE SITE REVIEW ONLY. NOT FOR CONSTRUCTION.

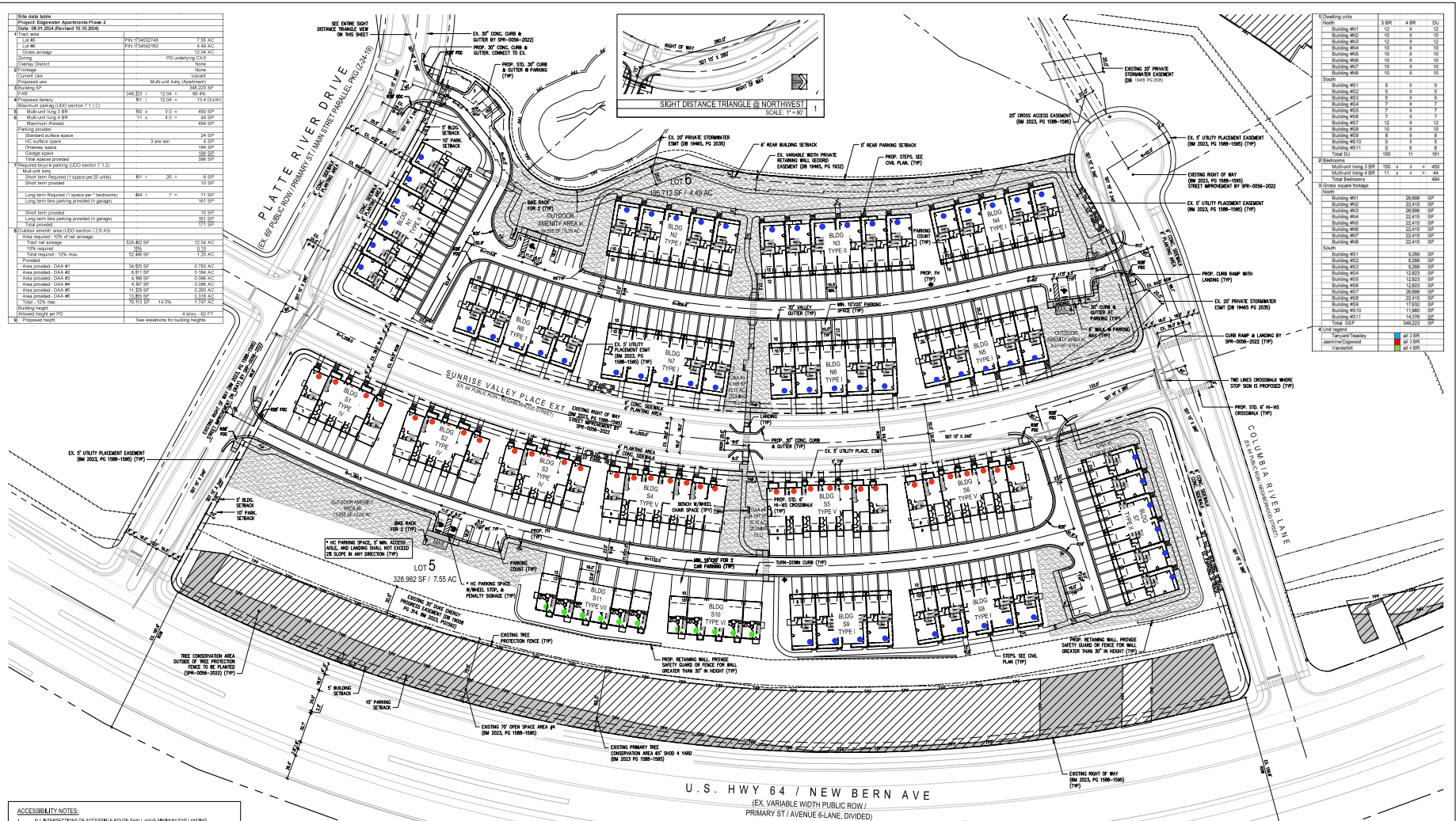
PROJECT:	BGD-2490	DATE
ISSUE:	Administrative Site Review	06/01/2024
REVISIONS:	1st Review Comments	05/10/2024

DRAWN BY: KT SB  
CHECKED BY: KT  
CONTENT: SITE PLAN

Room/Unit	Count	Area
<b>Unit Counts</b>		
Building #B1	6	6
Building #B2	6	6
Building #B3	6	6
Building #B4	6	6
Building #B5	6	6
Building #B6	6	6
Building #B7	6	6
Building #B8	6	6
Building #B9	6	6
Building #B10	6	6
Building #B11	6	6
Total Unit	60	60
<b>Bedrooms</b>		
Master Bedroom	60	60
Bedroom	60	60
Total Bedrooms	120	120
<b>Other Square Footage</b>		
Building #B1	20,800	SF
Building #B2	20,800	SF
Building #B3	20,800	SF
Building #B4	20,800	SF
Building #B5	20,800	SF
Building #B6	20,800	SF
Building #B7	20,800	SF
Building #B8	20,800	SF
Building #B9	20,800	SF
Building #B10	20,800	SF
Building #B11	20,800	SF
Total SF	229,200	SF
<b>Site Area</b>		
Site Area	150	±
Impervious Area	11	±
Other Square Footage	8	±

Site Area Summary

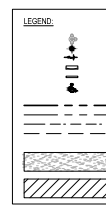
Item	Quantity	Area
Site Area	150	±
Impervious Area	11	±
Other Square Footage	8	±
Water	1	±
Landscaping	1	±
Other	1	±



- ACCESSIBILITY NOTES:**
1. ALL INTERSECTIONS OF ACCESSIBLE ROUTES SHALL HAVE MINIMUM 24' LANDINGS.
  2. MINIMUM LANDINGS AT ACCESSIBLE FOR-VEHICLE PARKING SPACES SHALL BE 8' x 4'.
  3. ALL LANDINGS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
  4. HANDICAP PARKING SPACES AND HC ACCESS AREAS SHALL BE NO GREATER THAN 2% SLOPE IN ANY DIRECTION.
  5. ALL ACCESSIBLE ROUTES SHALL NOT EXCEED 3% SLOPE FROM MINIMUM RAMP RUN TO BE 5%.
  6. ALL CROSS WALKS SHALL BE NO GREATER THAN 2% SLOPE IN ANY DIRECTION.
  7. ACCESSIBLE ENTRANCES SHALL PROVIDE WITH 60" CLEARANCE FROM SURFACE TO FLOOR SURFACE SLOPES AT 2% MAXIMUM ALL DIRECTIONS.
  8. ACCESSIBLE ENTRANCES WILL BE PROVIDED WITH 60" CLEARANCE FROM SURFACE TO FLOOR SURFACE SLOPES AT 2% MAXIMUM ALL DIRECTIONS.
  9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ADA STANDARDS.
  10. REFER TO GRADING PLAN FOR ACCESSIBLE ROUTES.

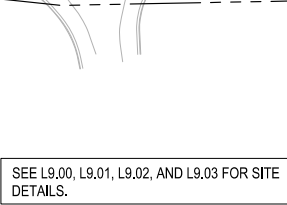
- HC RAMPS:**
1. ALL HC RAMPS IF INTERSECTIONS ARE TO BE LOCATED WITHIN THE CITY OF RALEIGH SHALL BE INSPECTED PRIOR TO INSTALLATION.
  2. POWER POLES WHICH CONFLICT WITH WALKER LOCATED HC RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.

- HYDRO NOTE:**
1. ALL HYDRO EQUIPMENT TO BE LOCATED ON GRASS AND SCREENED WITH REVERSIBLE SHUTTERS AND/OR FENCES. THE LOCATION TO BE DETERMINED DURING SITE REVISION PERIOD.



**PROPERTY TO BE REMOVED OR DESTROYED**

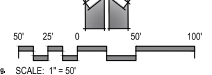
Item	Yes	No	No	No
EXISTING TREE PROTECTION FENCE (TPF)	NO	NO	NO	NO
EXISTING TREE PROTECTION FENCE (TPF)	NO	NO	NO	NO
EXISTING TREE PROTECTION FENCE (TPF)	NO	NO	NO	NO
EXISTING TREE PROTECTION FENCE (TPF)	NO	NO	NO	NO
EXISTING TREE PROTECTION FENCE (TPF)	NO	NO	NO	NO
EXISTING TREE PROTECTION FENCE (TPF)	NO	NO	NO	NO
EXISTING TREE PROTECTION FENCE (TPF)	NO	NO	NO	NO
EXISTING TREE PROTECTION FENCE (TPF)	NO	NO	NO	NO
EXISTING TREE PROTECTION FENCE (TPF)	NO	NO	NO	NO



REFERENCE: BM2023-PG1508-1505; BM2024-PG15175; Z-024-19; SUB-0023-2021; SCOPE-0023-2024

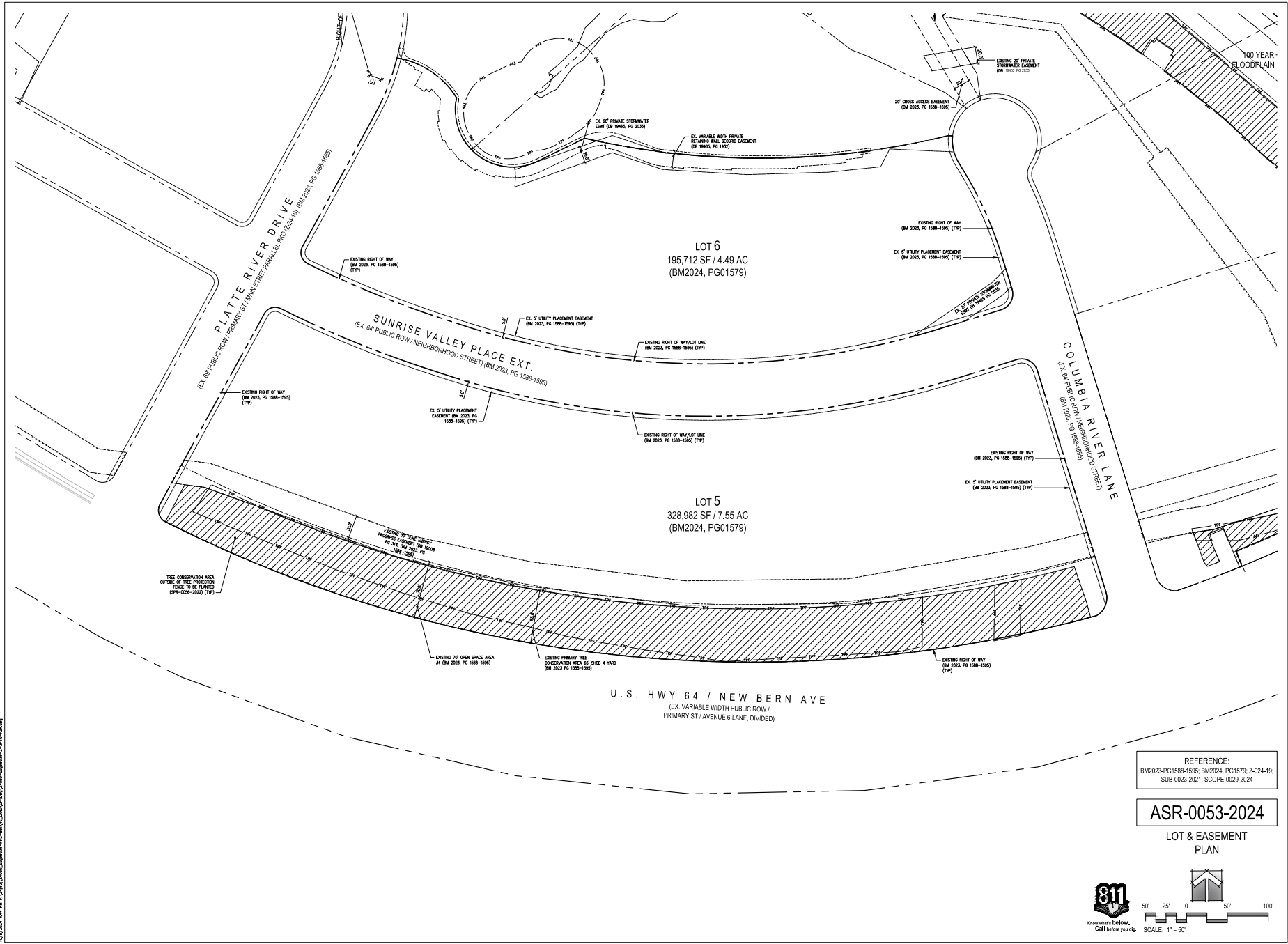
ASR-0053-2024

SITE PLAN



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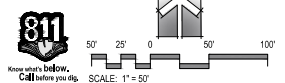
12/01/2024 4:41 PM P:\Projects\2024\ASR-0053-2024\ASR-0053-2024-001.dwg



REFERENCE:  
 BM2023-PG1588-1595; BM2024-PG1579; Z-024-19;  
 SUB-0023-2021; SCOPE-0023-2024

**ASR-0053-2024**

LOT & EASEMENT  
 PLAN

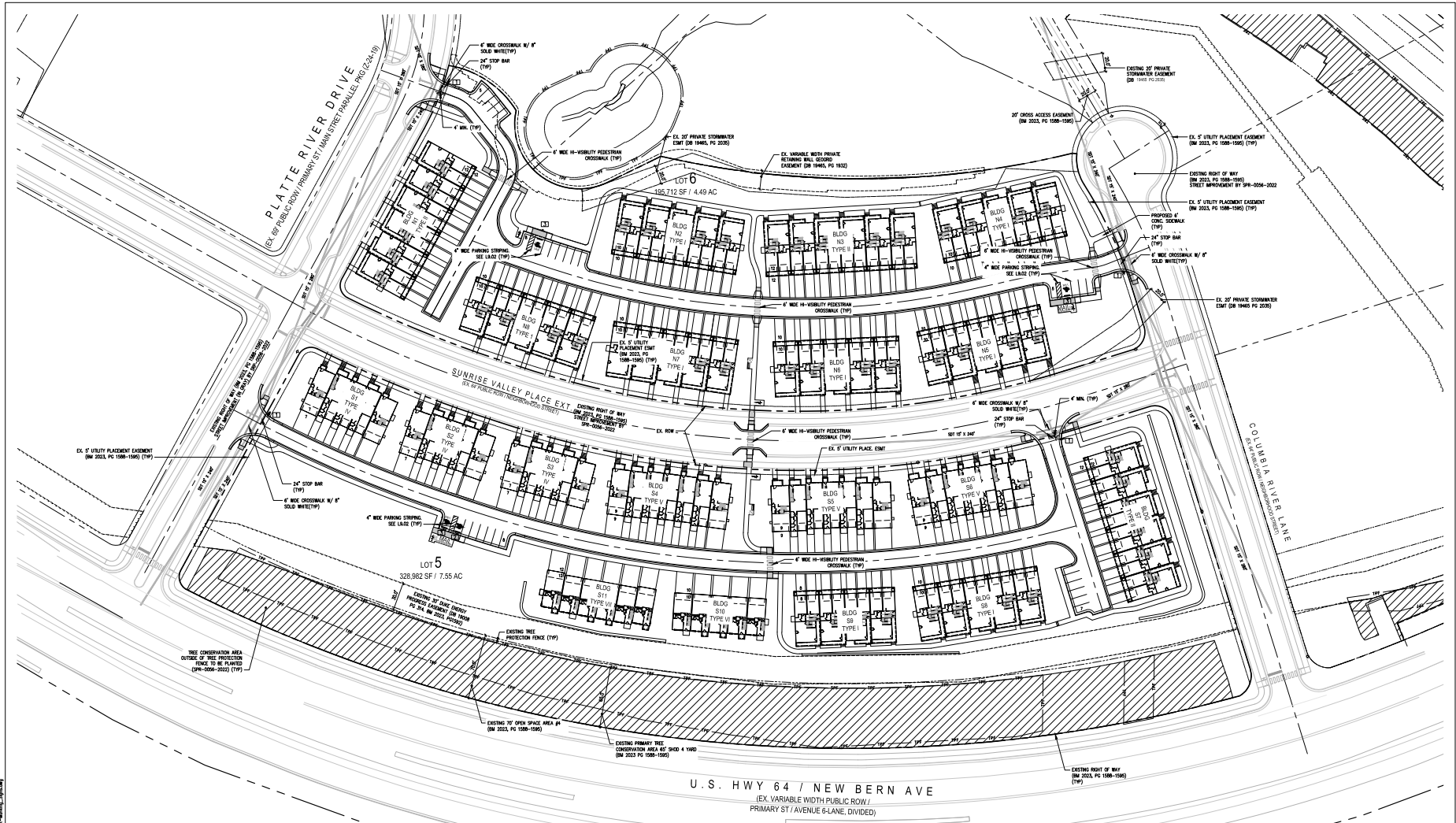


ADMINISTRATIVE SITE REVIEW ONLY - NOT FOR CONSTRUCTION.

PROJECT:	BCD-2490	DATE
ISSUE:	Administrative Site Review	08/01/2024
REVISIONS:	1st Review Comments	10/10/2024
DRAWN BY:	SB	
CHECKED BY:	KT	
CONTENT:	LOT & EASEMENT PLAN	

L2.10

ADMINISTRATIVE SITE REVIEW ONLY. NOT FOR CONSTRUCTION.



**TRAFFIC CONTROL SIGN LEGEND:**

	TYPICAL SIGN SYMBOL WITH KEY
	R1-1 38" x 38"
	MUTCD R7-8E
	MUTCD R7-8P
	MUTCD R7-8D

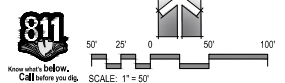
**LEGEND:**

	EX. FIRE HYDRANT
	EX. BIKE RACK FOR TWO (2) BICYCLES
	WHEEL STOP
	PROJECT BOUNDARY
	EX. ADJACENT PROPERTY LINE
	EX. TREE CONSERVATION AREA - SHED 4

- PAVEMENT MARKING AND SIGNAGE NOTES:**
1. ALL PAVEMENT MARKINGS WITHIN SITE SHALL BE RETROREFLECTIVE PAINT, POLYUREA, OR COLD APPLIED PLASTER, AND SHALL BE IN ACCORDANCE WITH CURRENT MUTCD AND NCDOT STANDARD SPECIFICATIONS.
  2. ALL PAVEMENT MARKINGS WITHIN PUBLIC RIGHT OF WAY SHALL BE THERMOPLASTIC AND SHALL BE IN ACCORDANCE WITH CURRENT MUTCD AND NCDOT STANDARD SPECIFICATIONS.
  3. ALL TRAFFIC SIGNAGE SHALL BE IN ACCORDANCE WITH CURRENT MUTCD AND NCDOT STANDARD SPECIFICATIONS.
  4. ALL BIKE SIGNS AND MARKINGS SHALL BE IN ACCORDANCE WITH CURRENT MUTCD AND NCDOT STANDARD SPECIFICATIONS.
  5. ALL PAVEMENT SIGNAGE, MARKINGS, AND TRAFFIC SIGNS INCLUDING LOCATIONS SHALL BE APPROVED BY THE CITY OF RALEIGH PRIOR TO THE INSTALLATION.
  6. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

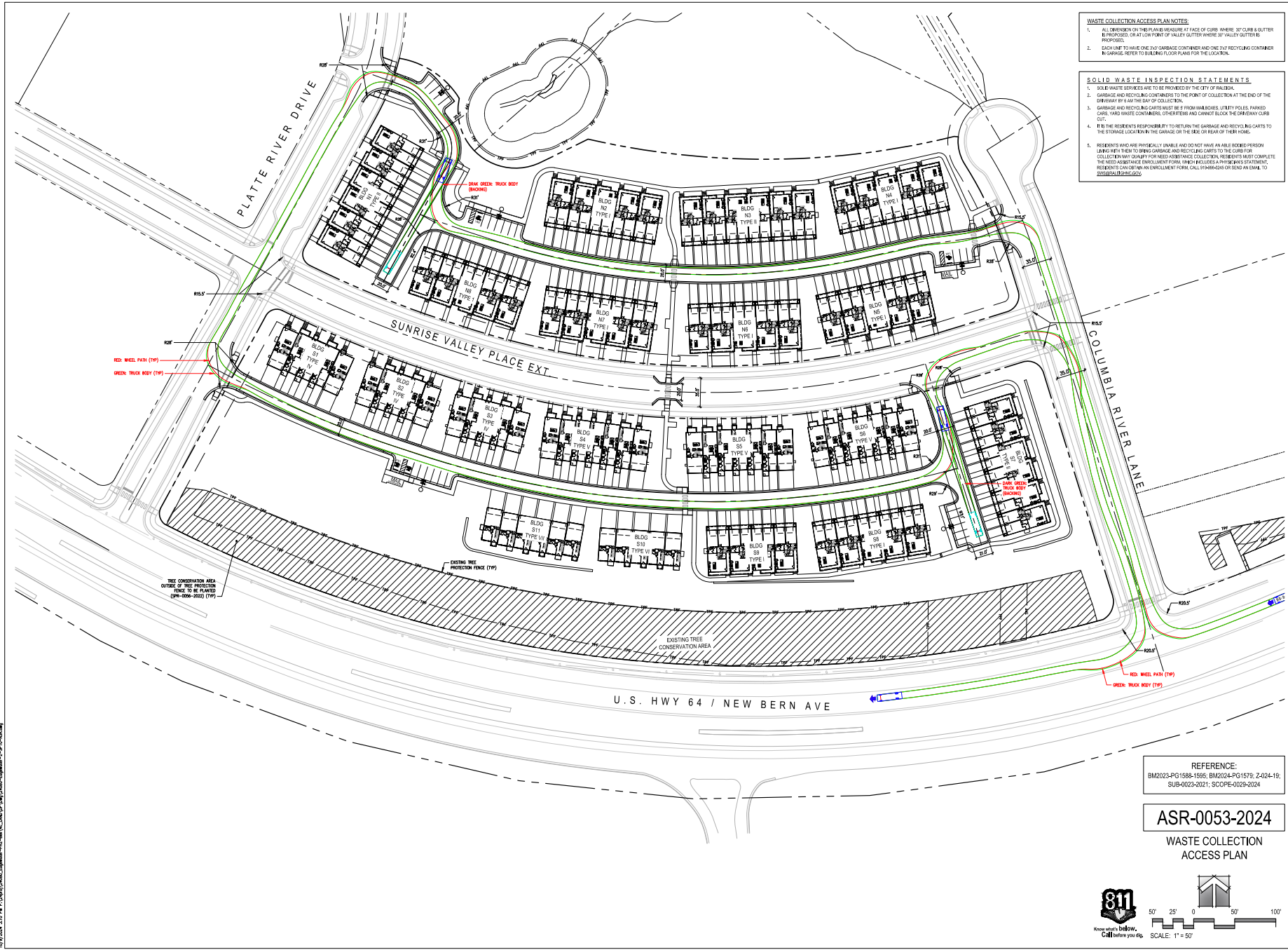
REFERENCE:  
 BM2023-PG1588-1595; BM2024\_PG1579; Z-024-19;  
 SUB-0023-2021; SCOPE-0029-2024

**ASR-0053-2024**  
 PAVEMENT MARKING  
 & SIGNAGE PLAN



PROJECT:	BCD-2490	DATE:	
ISSUE:	Administrative Site Review		08.01.2024
REVISIONS:	1st Review Comments		05.10.2024
DRAWN BY:	JA	CHECKED BY:	KT
CONTENT:	PAVEMENT MARKING & SIGNAGE PLAN		

10/1/2024 2:10 PM (S:\Projects\2024\ASR-0053-2024\ASR-0053-2024-001.dwg) User: jharris



- WASTE COLLECTION ACCESS PLAN NOTES**
1. ALL DIMENSION ON THIS PLAN IN MEASURE AT FACE OF CURB WHERE 30" CURB & GUTTER IS PROVIDED, OR AT LOW POINT OF VALLEY GUTTER WHERE 30" VALLEY GUTTER IS PROVIDED.
  2. EACH UNIT TO HAVE ONE (1) GARBAGE CONTAINER AND ONE (1) RECYCLING CONTAINER IN GARAGE. REFER TO BUILDING FLOOR PLANS FOR THE LOCATION.
- SOLID WASTE INSPECTION STATEMENTS**
1. SOLID WASTE SERVICES ARE TO BE PROVIDED BY THE CITY OF RALEIGH.
  2. GARBAGE AND RECYCLING CONTAINERS TO THE POINT OF COLLECTION AT THE END OF THE DRIVEWAY BY 6 AM THE DAY OF COLLECTION.
  3. GARBAGE AND RECYCLING CARTS MUST BE 5' FROM WALL SIDES, JERRY RIGGS, PARKED CAR, VAN, WASTE CONTAINERS, OPERATORS AND CANNOT BLOCK THE DRIVEWAY CURB CUT.
  4. IT IS THE RESIDENT'S RESPONSIBILITY TO RETURN THE GARBAGE AND RECYCLING CARTS TO THE STORAGE LOCATION IN THE GARAGE OR THE SIDE OR REAR OF THEIR HOME.
  5. RESIDENTS WHO ARE PHYSICALLY UNABLE AND DO NOT HAVE AN ABLE BODIED PERSON LIVING WITH THEM TO BRING GARBAGE AND RECYCLING CARTS TO THE CURB FOR COLLECTION MAY QUALIFY FOR NEED ASSISTANCE COLLECTION. RESIDENTS MUST COMPLETE THE NEED ASSISTANCE ENROLLMENT FORM, WHICH INCLUDES AN AFFIDAVIT STATEMENT. RESIDENTS CAN OBTAIN AN ENROLLMENT FORM, CALL 919-966-2041 OR SEND AN EMAIL TO [Waste@raleigh.gov](mailto:Waste@raleigh.gov).

ADMINISTRATIVE SITE REVIEW ONLY. NOT FOR CONSTRUCTION.

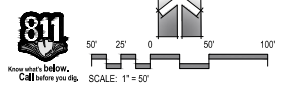


Bell Creek Capital, LLC  
Quinn Residences at Edgewater Commons  
Raleigh, North Carolina



REFERENCE:  
BM2023-PG-1588-1595; BM2024-PG-1579; Z-024-19;  
SUB-0023-2021; SCOPE-0023-2024

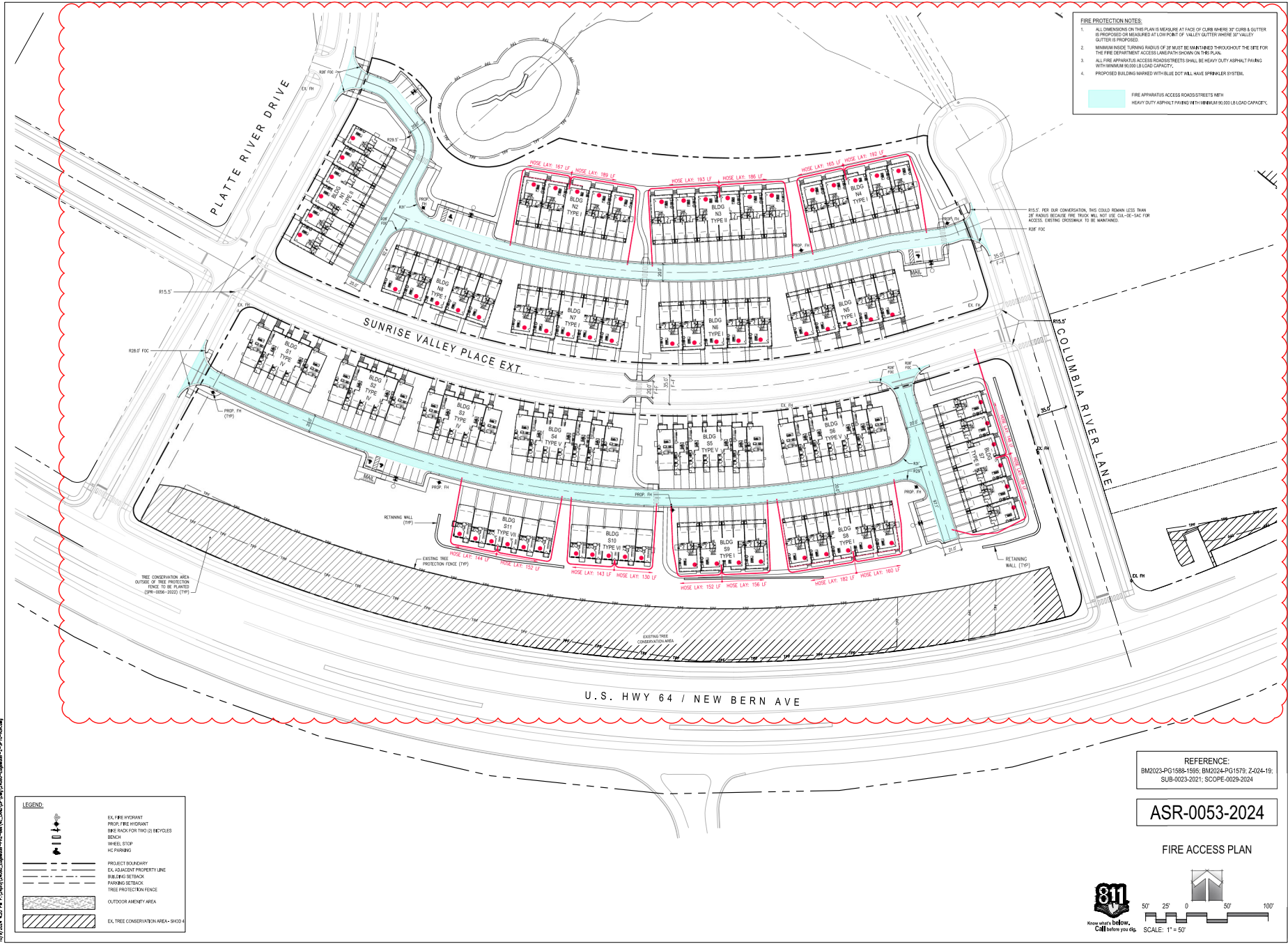
**ASR-0053-2024**  
WASTE COLLECTION  
ACCESS PLAN



PROJECT:	BCD-2490	DATE:	
ISSUE:	Administrative Site Review	08/01/2024	
REVISIONS:	1st Review Comments	10/10/2024	
DRAWN BY:	SB		
CHECKED BY:	KT		
CONTENT:	WASTE COLLECTION ACCESS PLAN		

L2.30

10/17/2024 4:23 PM: P:\Projects\2024\ASR-0053-2024\ASR-0053-2024-001.dwg



**FIRE PROTECTION NOTES:**

1. ALL DIMENSIONS ON THIS PLAN IN MEASURE AT FACE OF CURB WHERE 30" CURB & GUTTER IS PROPOSED OR MEASURED AT LOW POINT OF VALLEY GUTTER WHERE 30" VALLEY GUTTER IS PROPOSED.
2. MINIMUM HOSE TURNING RADIUS OF 20' MUST BE MAINTAINED THROUGHOUT THE SITE FOR THE FIRE DEPARTMENT ACCESS LANE/PATH SHOWN ON THIS PLAN.
3. ALL FIRE APPARATUS ACCESS ROADS/STREETS SHALL BE HEAVY DUTY ASPHALT PAVING WITH MINIMUM 4000 LB LOAD CAPACITY.
4. PROPOSED BUILDING MARKED WITH BLUE DOT WILL HAVE SPRINKLER SYSTEM.

FIRE APPARATUS ACCESS ROADS/STREETS WITH HEAVY DUTY ASPHALT PAVING WITH MINIMUM 4000 LB LOAD CAPACITY.

R15.5' PER OUR CONSIDERATION, THIS COULD REMAIN LESS THAN 30' RADIUS BECAUSE FIRE TRUCK WILL NOT USE CURB-TO-CURB FOR ACCESS. EXISTING CROSSWALK TO BE MAINTAINED.

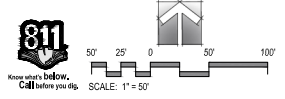
**LEGEND:**

	EX. FIRE HYDRANT
	PROP. FIRE HYDRANT
	BIKE RACK FOR TWO (2) BICYCLES
	BENCH
	WHEEL STOP
	RETAINING WALL
	PROJECT BOUNDARY
	EX. ADJACENT PROPERTY LINE
	PARKING SETBACK
	TREE PROTECTION FENCE
	OUTDOOR AMENITY AREA
	EX. TREE CONSERVATION AREA - SHED

REFERENCE:  
 BM2023-PG1588-1595; BM2024-PG1579; Z-024-19;  
 SUB-0023-2021; SCOPE-0029-2024

**ASR-0053-2024**

FIRE ACCESS PLAN



ADMINISTRATIVE SITE REVIEW ONLY. NOT FOR CONSTRUCTION.

PROJECT:	BCD-2490	DATE
ISSUE:	Administrative Site Review	08/01/2024
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DRAWN BY:	SB	
CHECKED BY:	KT	
CONTENT:	FIRE ACCESS PLAN	

L2.40

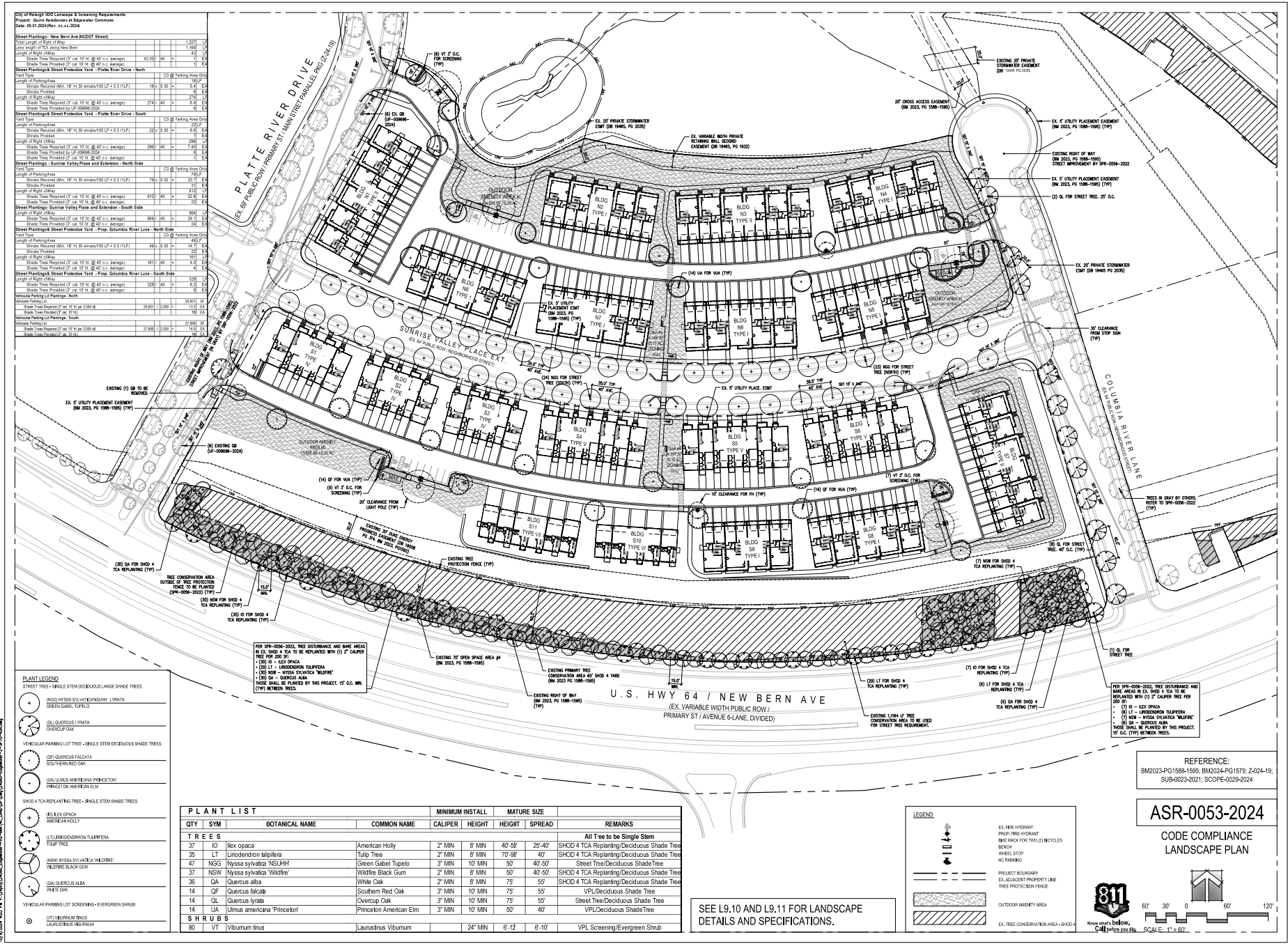




ADMINISTRATIVE SITE REVIEW ONLY - NOT FOR CONSTRUCTION.

PROJECT:	BCD-2490	DATE:	
ISSUE:	Administrative Site Review	DATE:	08/01/2024
REVISIONS:	1st Review Comments	DATE:	08/01/2024
DRAWN BY:	SB		
CHECKED BY:	KT		
CONTENT:	CODE COMPLIANCE LANDSCAPE PLAN		

**L4.00**



**CODE COMPLIANCE LANDSCAPE & SCREENING REQUIREMENTS**  
 Project: Quinn Residences at Edgewater Commons  
 Date: 08/01/2024

Item	Requirement	Notes
1	Street Plantings - New Main Arterial/Collector Street	
2	Street Plantings - Sunrise Valley Place and Extension - North Side	
3	Street Plantings - Sunrise Valley Place and Extension - South Side	
4	Street Plantings - Street Protective Yard - Prop. Columbia River Lane - North Side	
5	Street Plantings - Street Protective Yard - Prop. Columbia River Lane - South Side	
6	Vehicle Parking Lot Plantings - North	
7	Vehicle Parking Lot Plantings - South	

**PLANT LEGEND**

STREET TREE - SINGLE STEM DECIDUOUS LARGE SHADE TREES

- (1) NYSSA SYLVATICA/ULMUS L/VIRATA
- (2) QUERCUS VIRATA
- (3) QUERCUS FALCATA
- (4) ULMUS AMERICANA/PRINCETON

VEHICULAR PARKING LOT TREE - SINGLE STEM DECIDUOUS SHADE TREES

- (5) ULMUS AMERICANA/PRINCETON
- (6) ULMUS AMERICANA/ELM

SHED 4 TCA REPLANTING TREE - SINGLE STEM SHADE TREES

- (7) ILEX OPACA
- (8) LINDENHOLMIA/TILIA
- (9) NYSSA SYLVATICA/WILDORE
- (10) QUERCUS ALBA

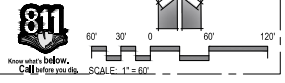
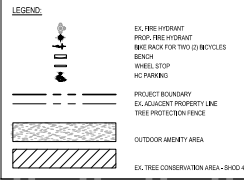
VEHICULAR PARKING LOT SCREENING - EVERGREEN SHRUB

- (11) VIBURNUM LINDL.
- (12) LARUNSTENUS VIBURNUM

**PLANT LIST**

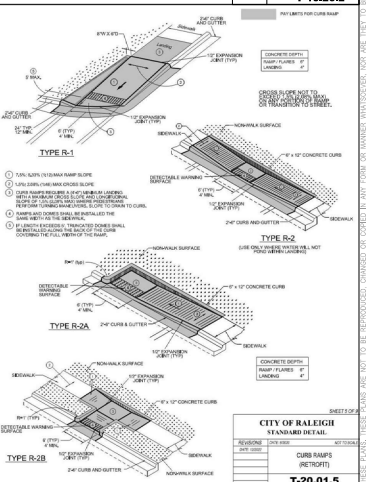
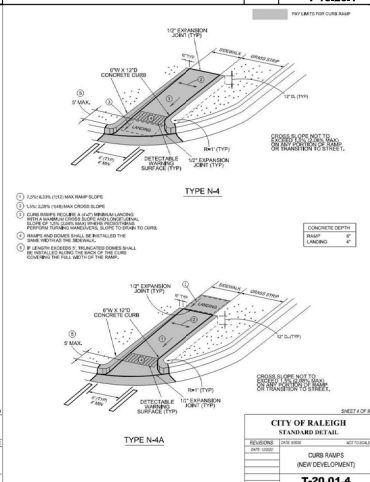
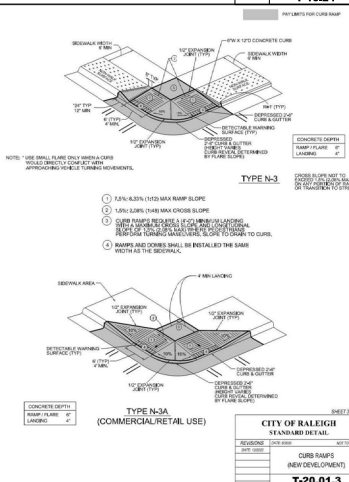
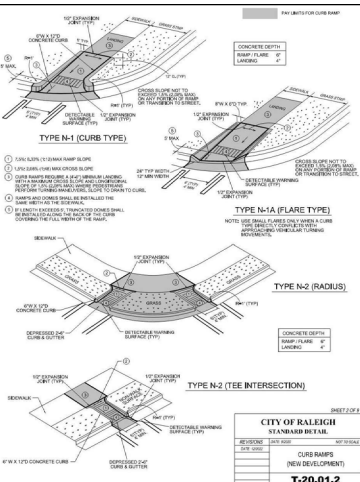
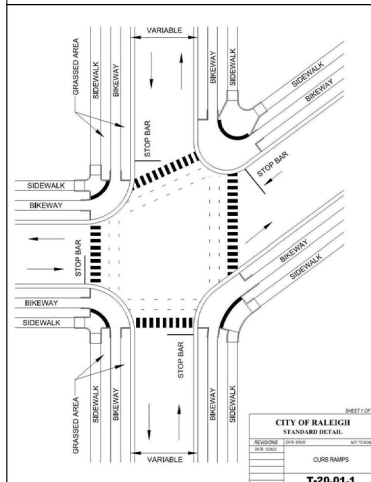
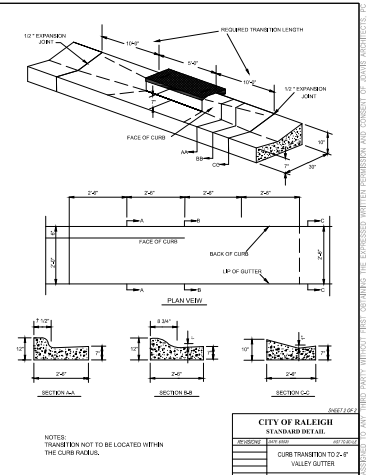
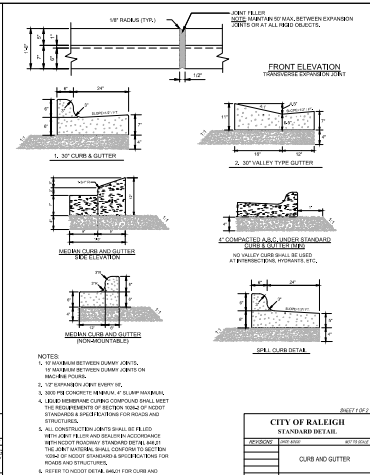
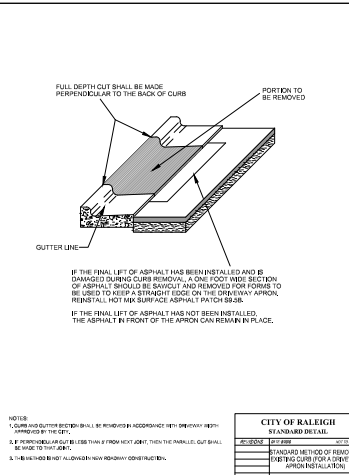
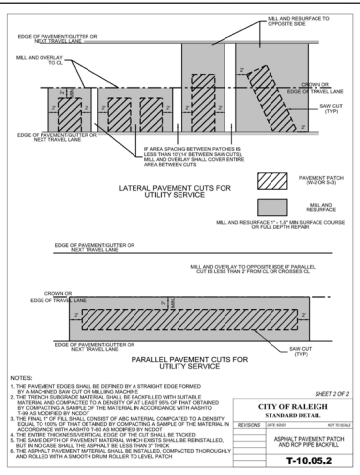
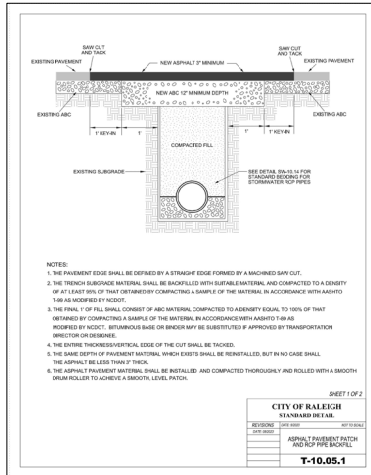
QTY	SYM	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	HEIGHT	SPREAD	REMARKS
<b>TREES</b>								
37	IO	Ilex opaca	American Holly	2" MIN	8' MIN	40'-50'	25'-40'	SHOD 4 TCA Replanting/Deciduous Shade Tree
35	LT	Liriodendron tulipifera	Tulip Tree	2" MIN	8' MIN	70'-80'	40'	SHOD 4 TCA Replanting/Deciduous Shade Tree
47	NSG	Nyssa sylvatica/ULMUS L/VIRATA	Green/Gambel Tupelo	3" MIN	10' MIN	50'	40'-50'	SHOD 4 TCA Replanting/Deciduous Shade Tree
37	NSW	Nyssa sylvatica/WILDORE	Wildfire Black Gum	2" MIN	8' MIN	50'	40'-50'	SHOD 4 TCA Replanting/Deciduous Shade Tree
36	QA	Quercus alba	White Oak	2" MIN	8' MIN	75'-85'	55'	SHOD 4 TCA Replanting/Deciduous Shade Tree
14	QF	Quercus falcata	Southern Red Oak	3" MIN	10' MIN	75'-85'	55'	VPL/Deciduous Shade Tree
14	QL	Quercus lyrata	Overcup Oak	3" MIN	10' MIN	75'-85'	55'	Street Tree/Deciduous Shade Tree
14	UA	Ulmus americana/Princeton	Princeton American Elm	3" MIN	10' MIN	50'	40'	VPL/Deciduous Shade Tree
<b>SHRUBS</b>								
80	VT	Viburnum lindl.	Launstinus Viburnum	24" MIN	6'-12'	6'-10'		VPL (Screening)/Evergreen Shrub

SEE L9.10 AND L9.11 FOR LANDSCAPE DETAILS AND SPECIFICATIONS.



REFERENCE:  
 BM2023-PG1588-1595; BM2024-PG1579; Z-024-19;  
 SUB-0023-2021; SCOPE-0023-2024

**ASR-0053-2024**  
 CODE COMPLIANCE  
 LANDSCAPE PLAN



**CITY OF RALEIGH STANDARD DETAILS**  
SCALE: NTS 2

**ANSI Fig. C 406.7(a) Curb Ramp Option**

2003 ANSI Commentary: "If there is not enough space to allow for a clear perpendicular route, an alternative would be to lower a portion of the sidewalk to be level with the parking or road surface, with a straight curb at both ends."

**ANSI 406.3 Curb Ramps**

Planning sidewalks so that pedestrians do not have to travel across the side faces of a curb cut is a preferable way to design your circulation path. Part of doing this is to locate curb cuts and curb ramps where they will not extend into pedestrian cross-traffic. While this is preferable, as the ANSI Commentary notes, it is not always feasible to do, particularly where existing sites do not allow the space that is required.

**ONE NOTE OF CAUTION:** The 36" minimum dimension at the top becomes 48" for the NCBC 1104.2 requirement for a 48" exterior path of travel will always override the ANSI 36" exterior width dimension.

ANSI 406.7 does provide a saving grace for alterations:

**EXCEPTION:** In situations, where there is no landing at the top of curb ramps, curb ramp faces shall be provided and shall not be steeper than 1:2.

**ANSI RAMP DETAILS**  
SCALE: NTS 1

**J DAVIS**

Bell Creek Capital, LLC  
Quinn Residences at Edgewater Commons  
Raleigh, North Carolina

ADMINISTRATIVE SITE REVIEW ONLY - NOT FOR CONSTRUCTION.

PROJECT:	BCD-2400	DATE
ISSUE:	Administrative Site Review	08/01/2024
REVISIONS:	1st Review Comments	10/10/2024
DRAWN BY:	SB	
CHECKED BY:	KT	
CONTENT:	CITY OF RALEIGH STANDARD DETAILS & ANSI STANDARD DETAILS	

**L9.00**

10/7/2024, 2:31 PM, P:\Projects\2024\24000\_QuinnResidences-190-3481\_KC\_Landmark\Drawings\24000\_QuinnResidences-190-3481.dwg

### CITY OF RALEIGH CURB RAMPS GENERAL NOTES

1. CITY OF RALEIGH STANDARD CURB RAMPS HAVE BEEN DEVELOPED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND PUBLIC RIGHT OF WAY ACCESS GUIDELINES (PROWAG).
2. CURB RAMPS SHALL BE PROVIDED AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. SIDEWALK ACCESS RAMPS SHALL BE LOCATED AS INDICATED IN THE DETAIL, HOWEVER, THE LOCATION MAY BE ADJUSTED IN COORDINATION WITH THE CITY OF RALEIGH WHERE EXISTING LIGHT POLES, FIRE HYDRANTS, DROP RILETS, ETC., AFFECT PLACEMENT.
3. DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED.
4. THE FINISHING SURFACE SHALL BE SLIP RESISTANT. THE COLOR FOR THE DETECTABLE WARNING AREA SHALL BE YELLOW FOR CONTRAST.
5. NO SLOPE ON THE SIDEWALK ACCESS RAMP SHALL EXCEED 1:12 (12:1) IN RELATIONSHIP TO THE GRADE OF THE STREET.
6. IN NO CASE SHALL THE WIDTH OF THE SIDEWALK ACCESS RAMP BE LESS THAN 48" ALL RAMPS SHALL BE INSTALLED THE SAME WIDTH AS THE SIDEWALK.
7. USE CLASS A (3000 PSI) CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH MONSKID SURFACE.
8. A 1/2" EXPANSION JOINT INSTALLED FULL DEPTH WILL BE REQUIRED WHERE THE CONCRETE SIDEWALK ACCESS RAMP JOINS THE CURB AND ALSO WHERE NEW CONCRETE ABUTS EXISTING CONCRETE.
9. CURB RAMPS SHOULD BE PLACED PARALLEL TO THE DIRECTION OF TRAVEL.

CITY OF RALEIGH STANDARD DETAIL			
PROJECT	DATE	REVISED	BY
CURB RAMP NOTES			
<b>T-20.01.8</b>			

CITY OF RALEIGH STANDARD DETAIL			
PROJECT	DATE	REVISED	BY
DETECTABLE WARNING SURFACE PLACEMENT			
<b>T-20.04.1</b>			

CITY OF RALEIGH STANDARD DETAIL			
PROJECT	DATE	REVISED	BY
DETECTABLE WARNING SURFACE PLACEMENT			
<b>T-20.04.2</b>			

CITY OF RALEIGH STANDARD DETAIL			
PROJECT	DATE	REVISED	BY
DETECTABLE WARNING SURFACE PLACEMENT			
<b>T-20.04.4</b>			

CITY OF RALEIGH STANDARD DETAIL			
PROJECT	DATE	REVISED	BY
DETECTABLE WARNING SURFACE PLACEMENT			
<b>T-20.05</b>			

CITY OF RALEIGH STANDARD DETAIL			
PROJECT	DATE	REVISED	BY
CONCRETE SIDEWALK			
<b>T-30.01</b>			

CITY OF RALEIGH STANDARD DETAIL			
PROJECT	DATE	REVISED	BY
BIKE RACK PLACEMENT			
<b>B-20.01</b>			

CITY OF RALEIGH STANDARD DETAIL			
PROJECT	DATE	REVISED	BY
BIKE RACK DETAILS			
<b>B-20.03</b>			

CITY OF RALEIGH STANDARD DETAIL			
PROJECT	DATE	REVISED	BY
BIKE RACK PLACEMENT			
<b>B-20.03</b>			

CITY OF RALEIGH STANDARD DETAIL			
PROJECT	DATE	REVISED	BY
DETECTABLE WARNING SURFACE PLACEMENT			
<b>T-20.05</b>			

**CITY OF RALEIGH DETAILS**  
SCALE: NTS 1

**ADMINISTRATIVE SITE REVIEW ONLY - NOT FOR CONSTRUCTION.**

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DRAWN BY:	SB		
CHECKED BY:	KT		
CONTENT:	CITY OF RALEIGH STANDARD DETAILS		

**Bell Creek Capital, LLC**  
**Quinn Residences at Edgewater Commons**  
**Raleigh, North Carolina**

**L9.01**



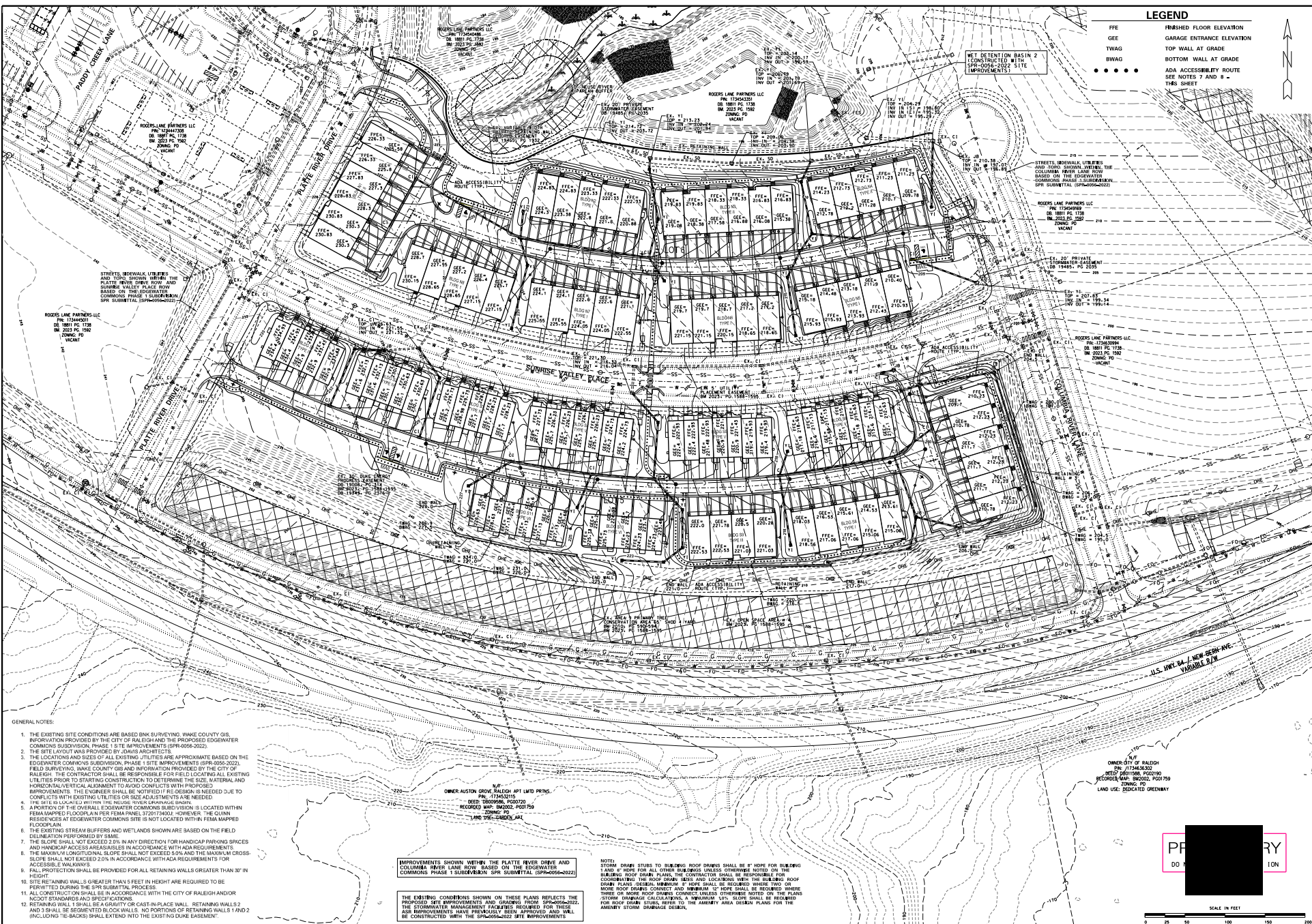












**LEGEND**

FFE	FINISHED FLOOR ELEVATION
GEE	GARAGE ENTRANCE ELEVATION
TWAG	TOP WALL AT GRADE
SWAG	BOTTOM WALL AT GRADE
ADA	ADA ACCESSIBILITY ROUTE
SEE NOTES 7 AND 8	SEE NOTES 7 AND 8
THIS SHEET	THIS SHEET



**BASS, NIXON & KENNEDY, INC.**  
 CONSULTING ENGINEERS  
 6810 CHAPEL HILL ROAD, SUITE 200, RALEIGH, NC 27607  
 CERTIFICATION NUMBERS: NCBSLS (C-1110); NCBSLA (C-4287)

NO.	DATE	DESCRIPTION	BY	REVISIONS
1	10/27/2024	ISSUE FOR PERMIT	J.J.	
2	11/05/2024	REVISED PER CITY COMMENTS	J.J.	

**QUINN RESIDENCES at EDgewater COMMONS**  
 DEVELOPER: BELL CREEK CAPITAL, LLC  
 CITY OF RALEIGH, VALE COUNTY, NORTH CAROLINA

- GENERAL NOTES:**
- THE EXISTING SITE CONDITIONS ARE BASED ON SURVEYING INFORMATION PROVIDED BY THE CITY OF RALEIGH AND THE PROPOSED EDgewater COMMONS SUBDIVISION, PHASE 1 SITE IMPROVEMENTS (SPR-006-2023).
  - THE SITE LAYOUT WAS PROVIDED BY JONAS ARCHITECTS.
  - THE LOCATIONS AND SIZES OF ALL EXISTING UTILITIES ARE APPROPRIATE BASED ON THE EDgewater COMMONS SUBDIVISION, PHASE 1 SITE IMPROVEMENTS (SPR-006-2023). FIELD SURVEYING INFORMATION PROVIDED BY THE CITY OF RALEIGH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION TO DETERMINE THE SIZE, MATERIAL AND HORIZONTAL/VERTICAL ALIGNMENT TO AVOID CONFLICTS WITH PROPOSED IMPROVEMENTS. THE ENGINEER SHALL BE NOTIFIED IF RE-DESIGN IS NEEDED DUE TO CONFLICTS WITH EXISTING UTILITIES OR SIZE ADJUSTMENTS ARE NEEDED.
  - THE SITE IS LOCATED WITHIN THE PLATTE RIVER UPRIVER FLOODPLAIN. THE QUINN RESIDENCES AT EDgewater COMMONS SUBDIVISION IS LOCATED WITHIN FEMA MAPPED FLOODPLAIN PER FEMA PANEL 370217400. HOWEVER, THE QUINN RESIDENCES AT EDgewater COMMONS SITE IS NOT LOCATED WITHIN FEMA MAPPED FLOODPLAIN.
  - THE EXISTING STREAM BUFFERS AND WETLANDS SHOWN ARE BASED ON THE FIELD DELINEATION PERFORMED BY SAME.
  - THE SLOPE SHALL NOT EXCEED 2.0% IN ANY DIRECTION FOR HANDICAP PARKING SPACES AND HANDICAP ACCESS AREAS ASSES IN ACCORDANCE WITH ADA REQUIREMENTS.
  - THE MAXIMUM LONGITUDINAL SLOPE SHALL NOT EXCEED 5.0% AND THE MAXIMUM CROSS-SLOPE SHALL NOT EXCEED 2.0% IN ACCORDANCE WITH ADA REQUIREMENTS FOR ACCESSIBLE WALKWAYS.
  - FALL PROTECTION SHALL BE PROVIDED FOR ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT.
  - THE EXISTING RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT ARE REQUIRED TO BE PERMITTED DURING THE SPR SUBMITTAL PROCESS.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND/OR NC DOT STANDARDS AND SPECIFICATIONS.
  - RETAINING WALLS SHALL BE A GRAVITY OR CAST-IN-PLACE WALL. RETAINING WALLS 2 AND 3 SHALL BE SEGMENTED BLOCK WALLS. NO PORTIONS OF RETAINING WALLS 1 AND 2 (INCLUDING THE BACKS) SHALL EXTEND INTO THE EXISTING DUNE BASEMENT.

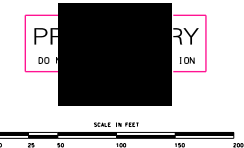
IMPROVEMENTS SHOWN WITHIN THE PLATTE RIVER DRIVE AND COLUMBIA RIVER LANE WITHIN BASED ON THE EDgewater COMMONS PHASE 1 SUBDIVISION SPR SUBMITTAL (SPR-006-2023)

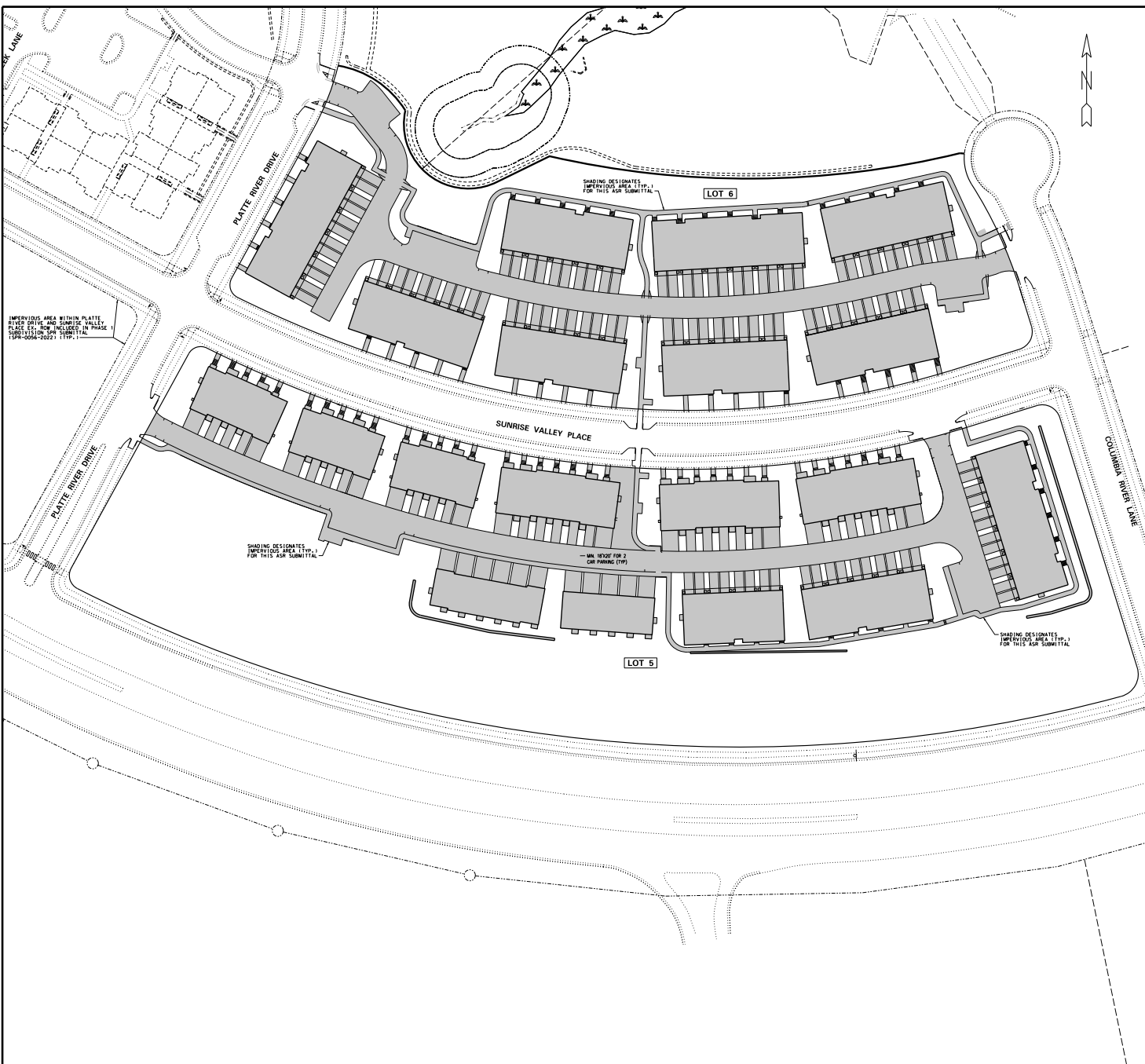
OWNER: AUSTIN DORR RALEIGH APT LTD PARTNERS  
 P.O. BOX 17343  
 RALEIGH, NC 27619  
 RECORDED MAP: 380022, FOOT 759  
 PLATTE RIVER DRIVE  
 1/2" = 1'-0"

THE EXISTING CONDITIONS SHOWN ON THESE PLANS REFLECTS THE PROPOSED SITE IMPROVEMENTS AND GRADING FROM SPR-006-2023. THE STORMWATER MANAGEMENT FACILITIES REQUIRED FOR THESE ASR IMPROVEMENTS HAVE PREVIOUSLY BEEN APPROVED AND WILL BE CONSTRUCTED WITH THE SPR-006-2023 SITE IMPROVEMENTS.

NOTES:  
 SYSTEM DRAIN STUBS TO BUILDING ROOF DRAINS SHALL BE 4" FOR BUILDING LAND & 6" FOR ALL OTHER BUILDINGS UNLESS OTHERWISE NOTED ON THE BUILDING ROOF DRAIN PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE ROOF DRAIN SIZES AND LOCATIONS WITH THE BUILDING ROOF DRAIN PLANS. DESIGN, MATERIAL & SIZES SHALL BE REQUIRED WHERE TWO OR MORE ROOF DRAINS CONNECT UNLESS OTHERWISE NOTED ON THE PLANS. SYSTEM DRAINAGE CALCULATIONS, A WETLAND 10% BUFFER SHALL BE REQUIRED FOR ROOF DRAIN STUBS, REFER TO THE ANNOTATED AREA DESIGN PLANS FOR THE ANNOTATED STORM DRAINAGE DESIGN.

OWNER: CITY OF RALEIGH  
 P.O. BOX 17343  
 RALEIGH, NC 27619  
 RECORDED MAP: 380022, FOOT 759  
 TOWN: VALE  
 LAND USE: DEDICATED OPENWAY





QUINN RESIDENCES AT EDGEWATER COMMONS  
 ASR SUBMITTAL  
 (EDGEWATER COMMONS SUBDIVISION, PHASE 1)  
 RALEIGH, NORTH CAROLINA  
 STORMWATER CALCULATIONS FOR  
 NITROGEN EXPORT AND STORMWATER ATTENUATION  
 OCTOBER 9, 2024

The Edgewater Commons Subdivision includes lots for multifamily and commercial development, open space lots and residential street ROW. The overall subdivision includes three separate phases with a total of 20 lots. The Phase 1 Subdivision on SPR plans were approved by the City of Raleigh as SPR-0096-2022. The Phase 1 Subdivision improvements include a total of 13 lots. This ASR Submittal for the Quinn Residences at Edgewater Commons includes proposed development on four of the Phase 1 lots. The lots included in this ASR submittal are lots 5, 6, 9 and 11. Lots 5 and 11 on the south side of Sunrise Valley Place have been recommended and lots 6 and 9 on the north side of Sunrise Valley Place have been recommended for the proposed development.

The Phase 1 Subdivision submittal included two wet detention basins and one below ground StormFilter system to satisfy the City of Raleigh nutrient removal and stormwater attenuation requirements. All three SCMs were previously approved and constructed with the SPR-0096-2022 site improvements. The SCMs were designed to accommodate development of all the Phase 1 lots, including lots 5, 6, 9 and 11, which are part of this ASR submittal. The Phase 1 Subdivision on SPR submittal included a maximum allowed impervious area for each of the Phase 1 lots. The below table summarizes the maximum impervious area allowed by the Phase 1 Subdivision SPR submittal and the impervious area proposed with this ASR submittal for the Quinn Residences at Edgewater Commons:

Lot Number	Maximum Allowed Impervious Area from Phase 1 Subdivision on SPR Revision 4 (SPR-0096-2022)		Proposed Impervious Area Included with this ASR Submittal	
	(Acres)	(SF)	(Acres)	(SF)
Lot 5	4.03	175,503	0.00	0
Lot 6	2.89	125,976	0.00	0
Lot 9	0.93	40,228	0.00	0
Lot 11	0.80	34,652	0.00	0
Lot 5 (Combined Lots 5 and 11)*	4.82	210,165	3.05	132,748
Lot 6 (Combined Lots 6 and 9)*	3.82	166,204	2.84	123,644

\*The proposed impervious area for lots 5 and 11 has been combined for the above calculations for the south side of Sunrise Valley Place (i.e., Lot 5). The proposed impervious area for lots 6 and 9 has been combined for the above calculations for the north side of Sunrise Valley Place (i.e., Lot 6).

The proposed impervious area for all of the lots included in this ASR submittal is less than the maximum allowed impervious area listed in the Edgewater Commons Subdivision, Phase 1 SPR submittal stormwater calculations; consequently, the stormwater facilities included in the Phase 1 Subdivision SPR submittal are sufficiently designed to handle the proposed site improvements for the Quinn Residences at Edgewater Commons. No additional stormwater management will be required.

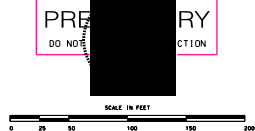
IMPERVIOUS AREA WITHIN COLUMBUS RIVER LANE EX. ROW INCLUDED IN PHASE 1 SUBDIVISION ON SPR SUBMITTAL (SPR-0096-2022) (TYP.)

IMPERVIOUS AREA WITHIN PLATTE RIVER DRIVE AND SUNRISE VALLEY PLACE EX. ROW INCLUDED IN PHASE 1 SUBDIVISION ON SPR SUBMITTAL (SPR-0096-2022) (TYP.)

SHOWING DESIGNATES IMPERVIOUS AREA (TYP.) FOR THIS ASR SUBMITTAL

MIN. WIDTH FOR 2 CAR PARKING (TYP.)

SHOWING DESIGNATES IMPERVIOUS AREA (TYP.) FOR THIS ASR SUBMITTAL



**BNK**  
 BASS, NIXON & KENNEDY, INC.  
 CONSULTING ENGINEERS  
 6810 CHAPEL HILL ROAD, SUITE 400, RALEIGH, NC 27607  
 CERTIFICATION NUMBERS: NCBELS (C-110); NCBOLA (C-0287)

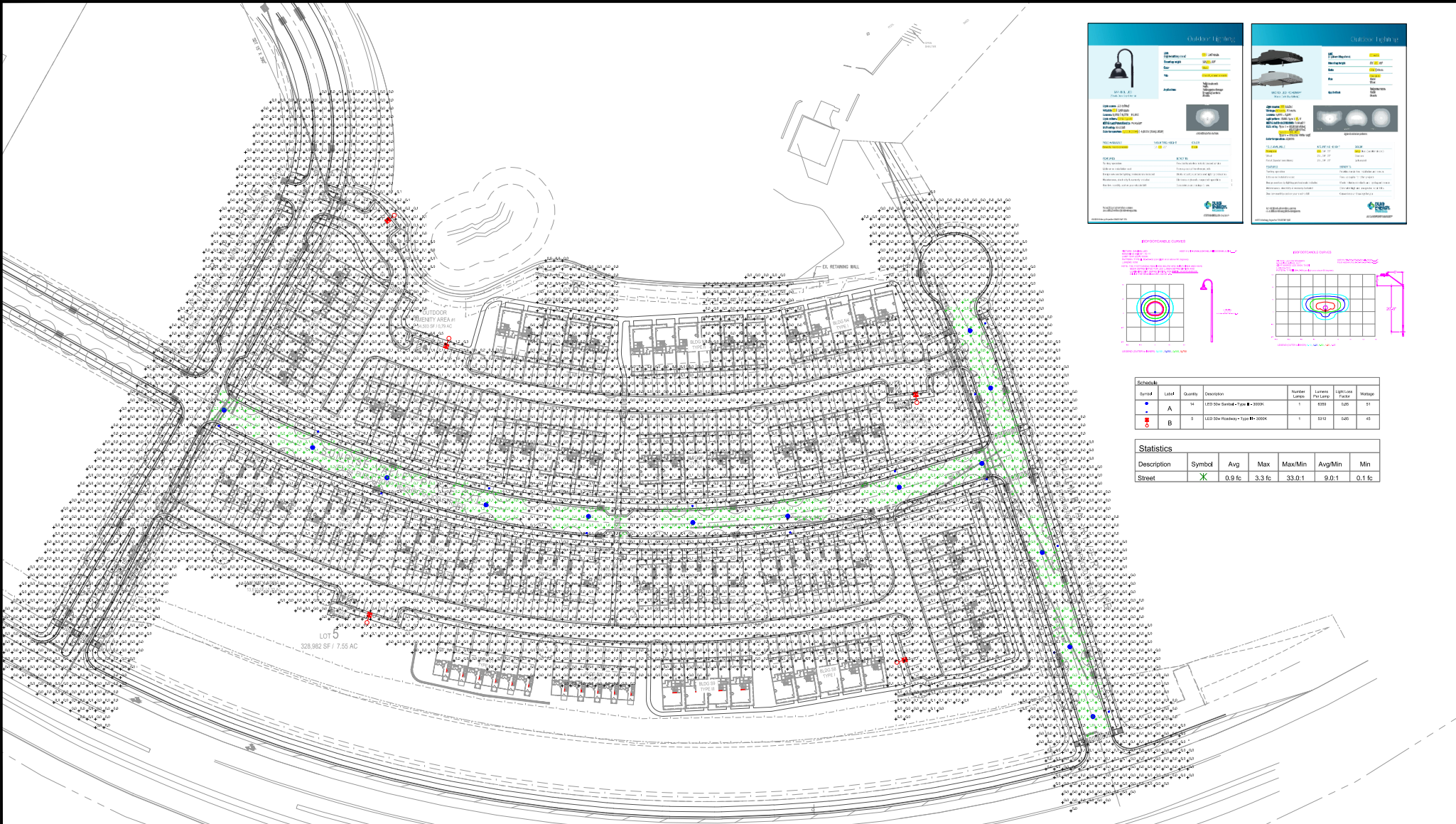
DATE	7/23/24	DRAWN BY	J.JONES
DATE	7/23/24	CHECKED BY	J.J.JONES
DATE	7/23/24	DATE	7/23/24
DATE	7/23/24	DATE	7/23/24

STORMWATER CALCULATIONS AND EXHIBIT  
 SCALE: 1" = 50'

QUINN RESIDENCES at  
 EDGEWATER COMMONS  
 DEVELOPER: BELL CREEK CAPITAL, LLC  
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET  
 C3.2

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



### Outdoor Lighting

**Light Fixture**

Model: **LED SP**

Color: **White**

Material: **Aluminum**

Height: **10'**

Beam Spread: **120°**

Light Output: **10000 lumens**

Warranty: **5 Years**

### Outdoor Lighting

**Light Fixture**

Model: **LED SP**

Color: **White**

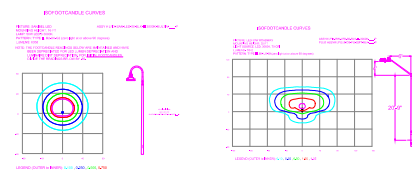
Material: **Aluminum**

Height: **10'**

Beam Spread: **120°**

Light Output: **10000 lumens**

Warranty: **5 Years**



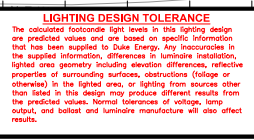
Symbol	Label	Quantity	Description	Number Lumens	Light CAZ	Wattage
•	A	14	LED Slim Sanket 4 Type # 200K	1	6500	500 51
•	B	1	LED Slim Sanket 4 Type # 200K	1	6500	500 45

Statistics						
Description	Symbol	Avg	Max	Max/Min	Avg/Min	Min
Street	X	0.9 fc	3.3 fc	33.0/1	9.0/1	0.1 fc

NO.	DATE	REVISION	BY
REV B	7/25/24	Updated Site Plan. Removed Lights From Platte River Drive & Added Lights to Parking	AH

**LIGHTING DESIGN TOLERANCE**

The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.



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Quinn Residences at Edgewater Commons	
RALEIGH, NC	
STREET LIGHTING ARRANGEMENT	
Designed by	DUKE ENERGY PROGRESS LIGHTING SOLUTIONS
Reviewed by	A. Herrera Scale: 1" = 50'
Date	8/1/2024 Size: Drawing size D"
Description	LED Sanket
Drawing No.	24-0102B
Sheet	1 OF 1



**HAVEN HOMES**

1100 CIRCLE 75 PARKWAY  
SUITE 270  
ATLANTA, GA 30339

**PRINT RECORD**

#	DATE	DESCRIPTION
1	9.27.24	
2		
3		
4		

**MAGNOLIA / DOGWOOD  
5 UNIT TOWNHOME BUILDING**

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PHASE **CONCEPT**

SCALE: 1/8"=1'-0" ON 11x17 SHEET

RELEASE DATE  
September 27, 2024

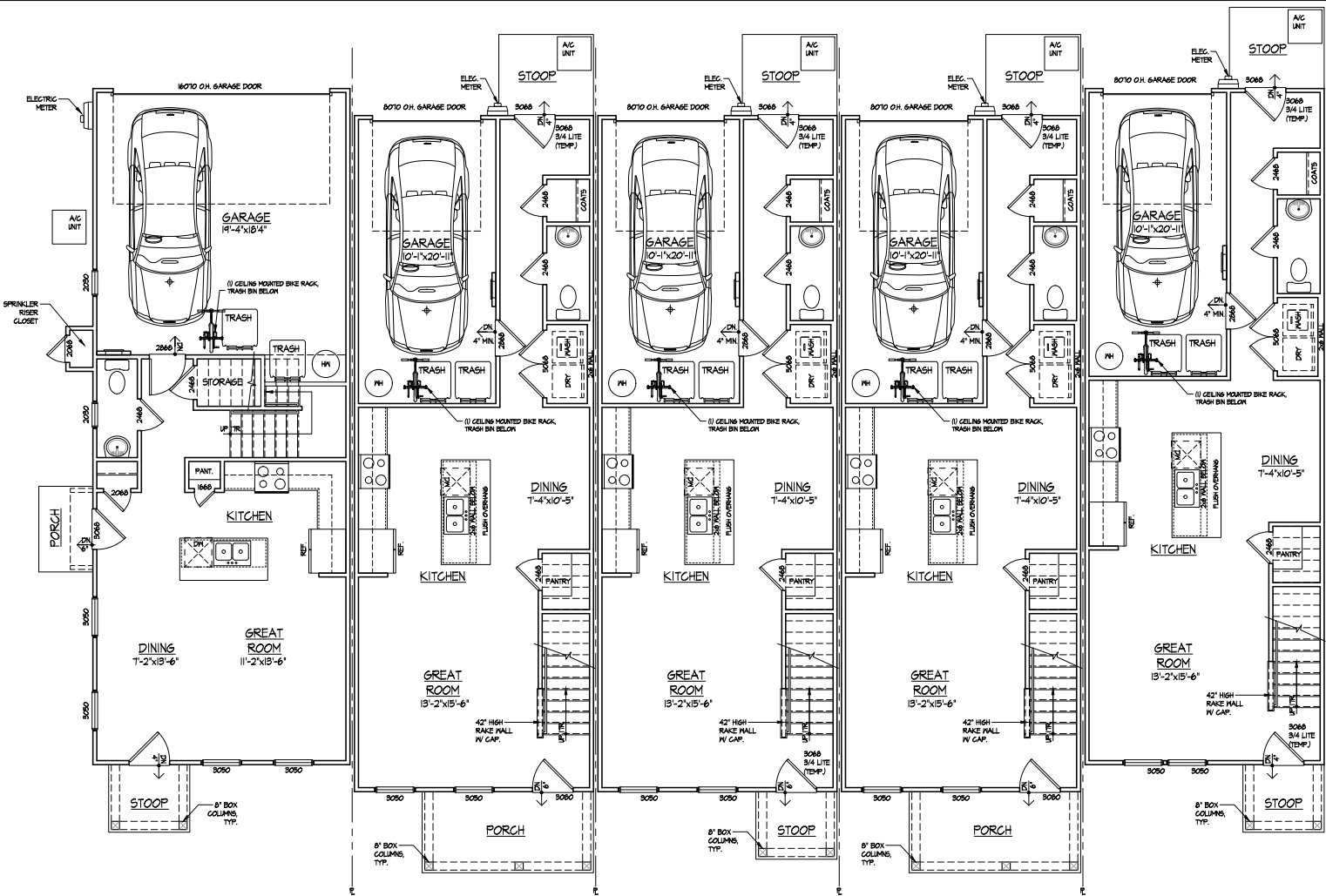
DRAWING TITLE  
**MAIN LEVEL FLOOR PLANS**

Drawn By

Checked By

Project#

A1.01



MAGNOLIA  
ELEVATION "A"

DOGWOOD  
ELEVATION "B"

DOGWOOD  
ELEVATION "C"

DOGWOOD  
ELEVATION "B"

DOGWOOD  
ELEVATION "A"

**1 LOWER LEVEL PLAN - BUILDING S1**  
SCALE 3/16"=1'-0" 5 UNIT BUILDING



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HOMES**

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**MAGNOLIA / DOGWOOD  
7 UNIT TOWNHOME BUILDING**

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PHASE: **CONCEPT**

SCALE:

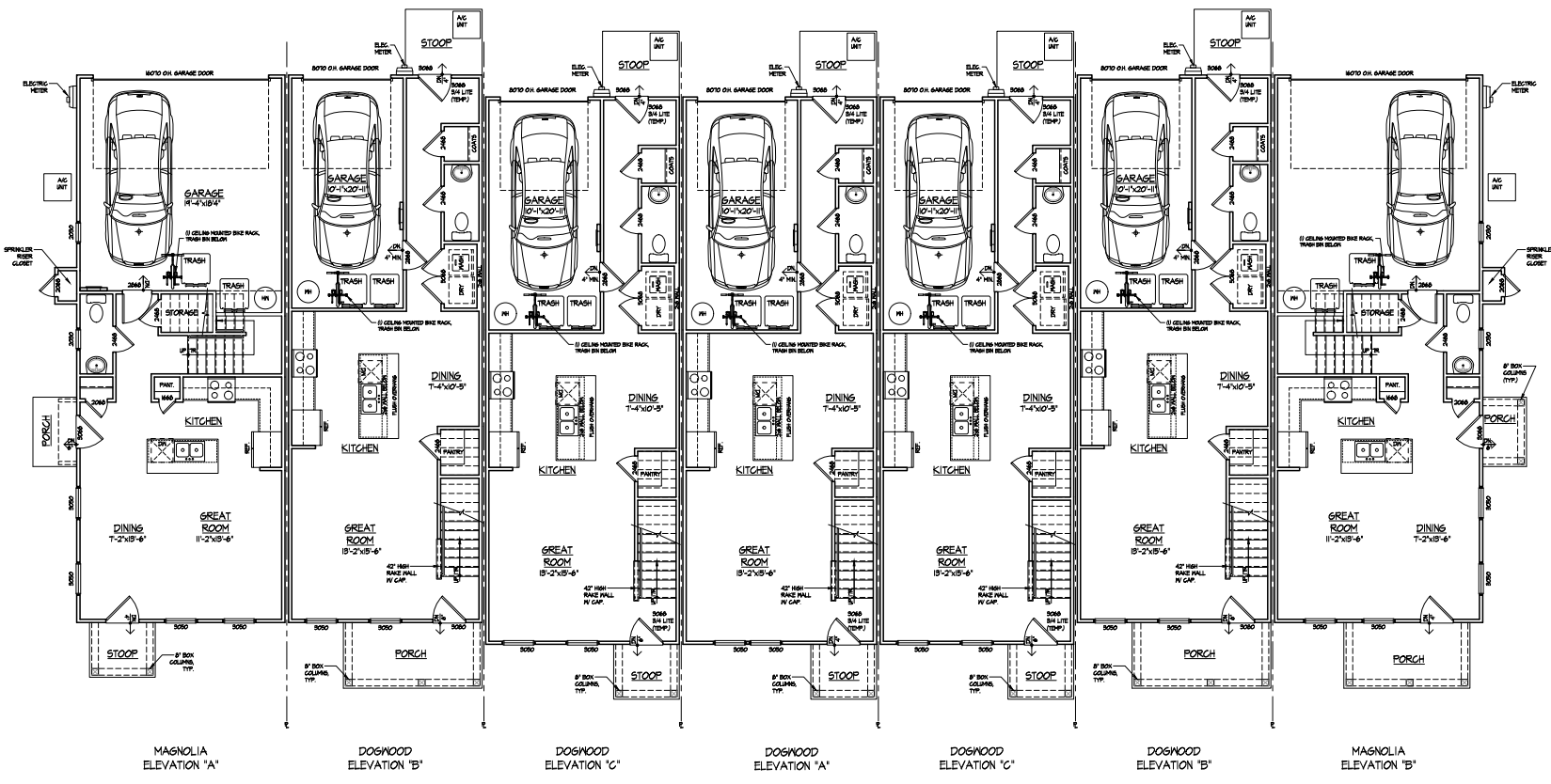
RELEASE DATE:  
September 27, 2024

SCALE: 1/8"=1'-0" ON 11x17 SHEET

DRAWING TITLE:

**MAIN LEVEL  
FLOOR PLANS**

Drawn By	<b>A1.02</b>
Checked By	
Project#	



**1 LOWER LEVEL PLAN - BUILDING S4**  
SCALE 3/16"=1'-0" 7 UNIT BUILDING

**PRINT RECORD**

#	DATE	DESCRIPTION
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**TANYARD & TEASLEY  
5 UNIT TOWNHOME BUILDING**

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PHASE **CONCEPT**

RELEASE DATE

September 27, 2024

SCALE: 3/16"=1'-0" ON 22X34 SHEET

DRAWING TITLE

**LOWER LEVEL PLAN**

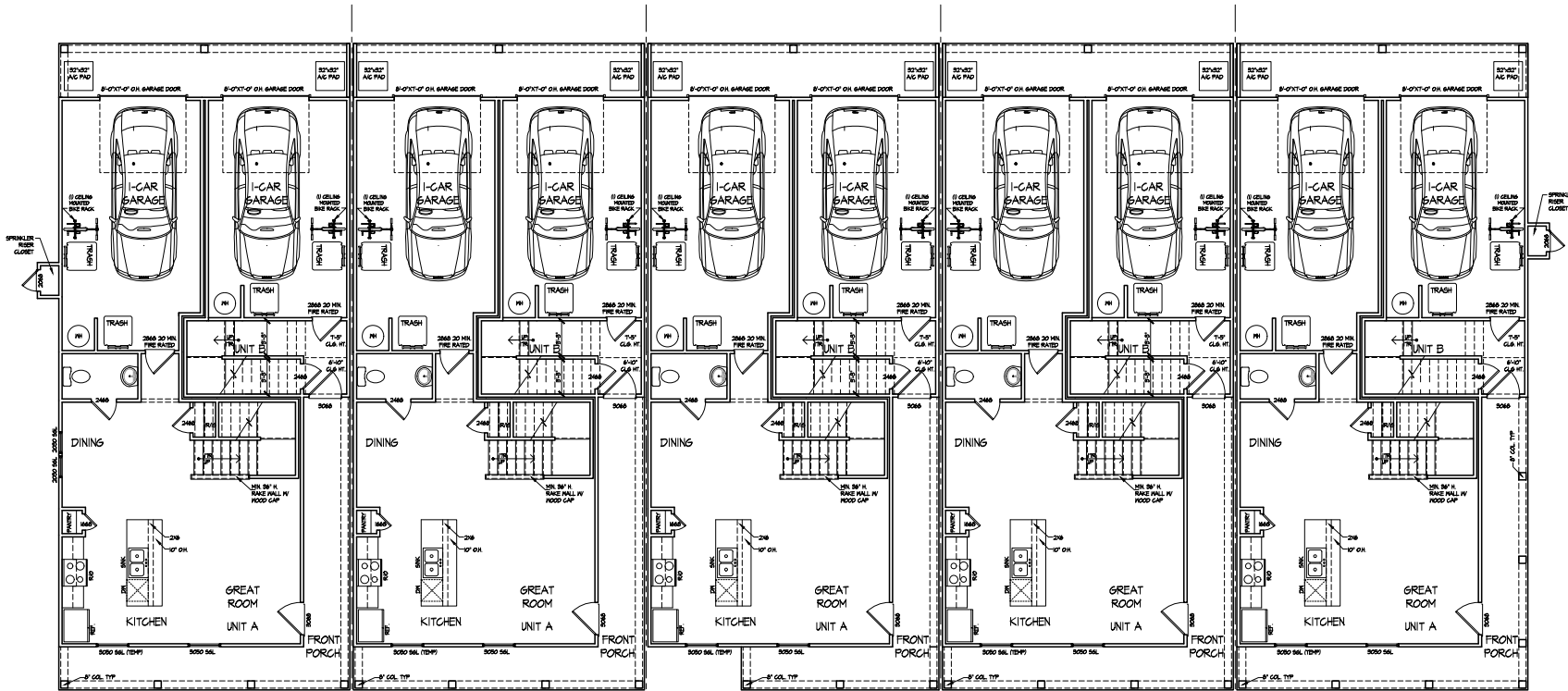
Drawn By

MP

Checked By

**A1.03**

Project#



TANYARD & TEASLEY  
ELEVATION 'D'

TANYARD & TEASLEY  
ELEVATION 'C'

TANYARD & TEASLEY  
ELEVATION 'B'

TANYARD & TEASLEY  
ELEVATION 'A'

TANYARD & TEASLEY  
ELEVATION 'D'

**1 LOWER LEVEL PLAN - BUILDING N2**  
SCALE 3/16"=1'-0" 5 UNIT BUILDING



1100 CIRCLE 75 PARKWAY  
SUITE 270  
ATLANTA, GA 30339

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**TANYARD & TEASLEY  
6 UNIT TOWNHOME BUILDING**

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PHASE  
**CONCEPT**

SEAL

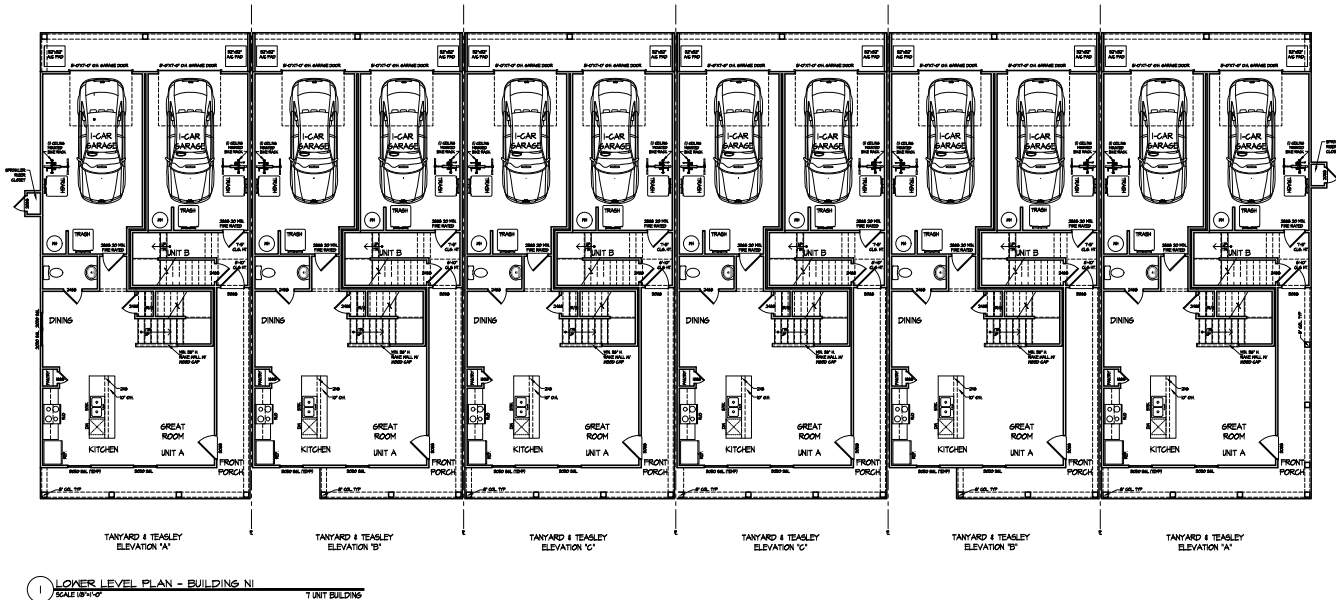
RELEASE DATE  
September 27, 2024

SCALE: 3/16"=1'-0" ON 22X34 SHEET

DRAWING TITLE  
**LOWER LEVEL PLAN**

Drawn By  
**MP**  
Checked By  
Project#

**A1.04**





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HOMES**

1100 CIRCLE 75 PARKWAY  
SUITE 270  
ATLANTA, GA 30339

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VANDERBILT  
5 UNIT TOWNHOME BUILDING

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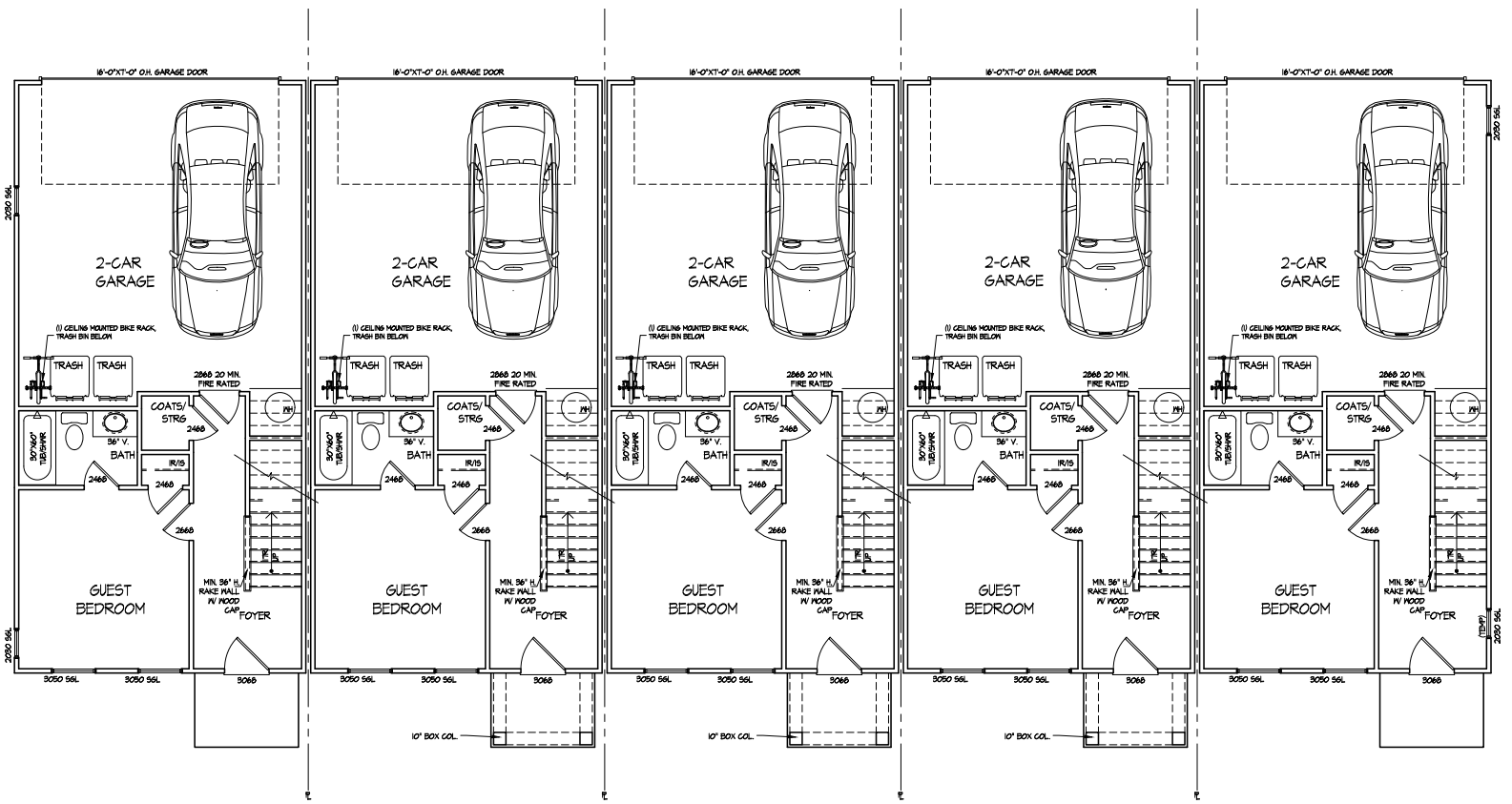
PHASE  
**CONCEPT**

SCALE

RELEASE DATE  
September 27, 2024

DRAWING TITLE  
**LOWER LEVEL FLOOR PLANS**

Drawn By	<b>A1.05</b>
Checked By	
Project#	



VANDERBILT  
ELEVATION "B"

VANDERBILT  
ELEVATION "C"

VANDERBILT  
ELEVATION "D"

VANDERBILT  
ELEVATION "C"

VANDERBILT  
ELEVATION "E"

**1 LOWER LEVEL PLAN - BUILDING S10**  
SCALE 1/4"=1'-0"  
5 UNIT BUILDING





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HOMES**

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6 UNIT TOWNHOME BUILDING

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DRAWING TITLE

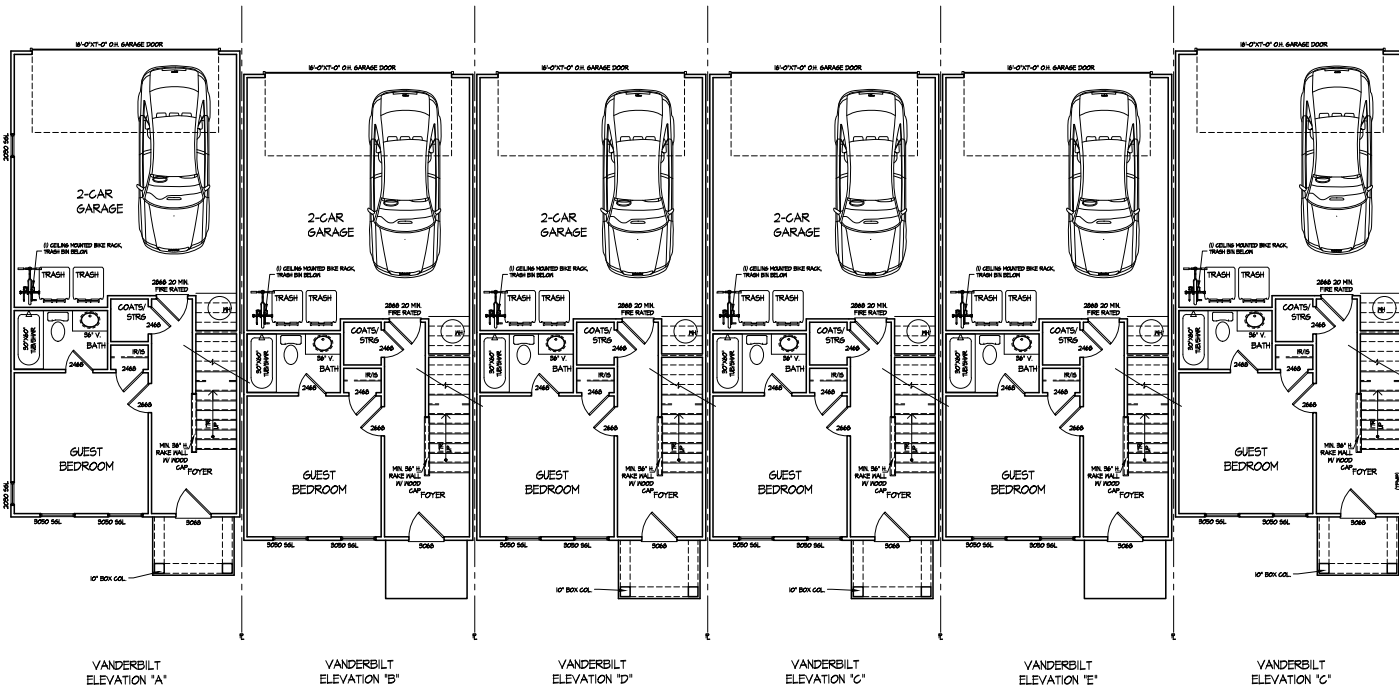
**LOWER LEVEL  
FLOOR PLANS**

Drawn By

Checked By

**A1.06**

Project#



**1 LOWER LEVEL PLAN - BUILDING S11**  
SCALE 3/16"=1'-0"  
6 UNIT BUILDING



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SUITE 270  
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1	8.05.24	CONSTRUCTION
2	9.27.24	CONSTRUCTION
3		
4		



1 EDGEMATER COMMONS BUILDING N1 - PLATTE RIVER DRIVE ELEVATION  
SCALE 1/8"=1'-0"

NOTE: ALL ELEVATION MATERIALS SHOWN FOR THIS PROJECT ARE CONCEPTS ONLY. FINISHING AND FINISHING SCHEDULES APPLIED AS PER THE VENDOR AND PAINTED STEEL, PAINTING

BUILDING ELEVATIONS - Lot 1				
BUILDING	FRIVARY STREET FRONT	IMPROVED GRADE		
		HIGH	LOW	AVG
BLDG N 1	PLATTE RIVER DRIVE	230.60	225.20	227.50
BLDG N 2	PLATTE RIVER DRIVE	224.30	223.00	223.65
BLDG N 3	PLATTE RIVER DRIVE	219.10	218.10	215.60
BLDG N 4	PLATTE RIVER DRIVE	212.80	212.10	212.45
BLDG N 5	PLATTE RIVER DRIVE	215.20	215.00	215.10
BLDG N 6	PLATTE RIVER DRIVE	220.00	219.70	219.85
BLDG N 7	PLATTE RIVER DRIVE	225.00	224.10	224.55
BLDG N 8	PLATTE RIVER DRIVE	229.50	228.70	229.10

EDGEWATER COMMONS  
BUILDING N1  
TEASLEY & TANYARD  
STACKED TOWNHOMES

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SITE REVIEW

SCALE

RELEASE DATE  
August 5, 2024

DRAWING TITLE  
BUILDING ELEVATIONS

Drawn By  
MP  
Checked By  
Project#

A2.01



**HAVENN  
HOMES**  
1100 CIRCLE 75 PARKWAY  
SUITE 270  
ATLANTA, GA 30339

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#	DATE	DESCRIPTION
1	8.02.24	CONSTRUCTION
2	9.27.24	CONSTRUCTION
3		
4		

EDGEWATER COMMONS  
BUILDING N2  
TEASLEY & TANYARD  
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SITE REVIEW

SEAL

RELEASE DATE

August 2, 2024

DRAWING TITLE

**BUILDING  
ELEVATIONS**

Drawn By

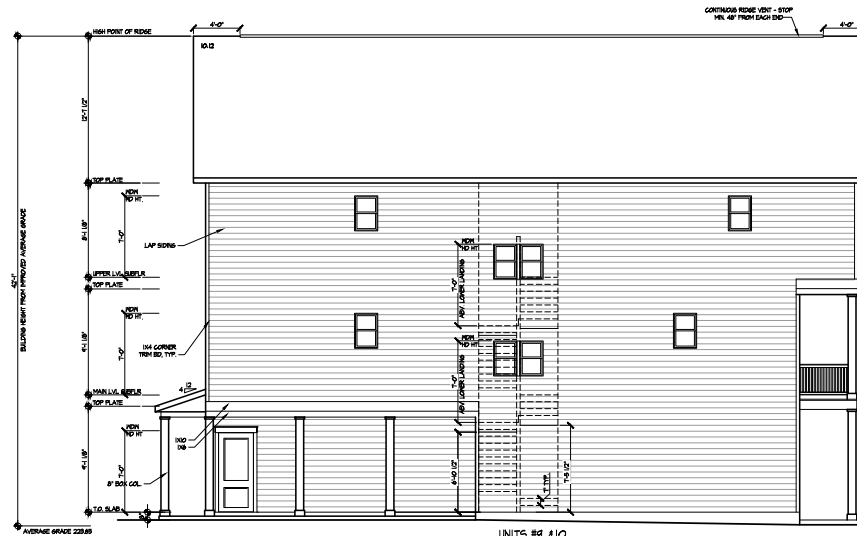
MP

Checked By

A2.02

Project#

BUILDING ELEVATIONS - Lot 1				
BUILDING	PRIMARY STREET FRONT	HIGH	LOW	AVG
BLDG N 1	PLATTE RIVER DRIVE	230.60	225.20	227.50
BLDG N 2	PLATTE RIVER DRIVE	224.30	223.00	223.65
BLDG N 3	PLATTE RIVER DRIVE	215.10	218.10	213.60
BLDG N 4	PLATTE RIVER DRIVE	212.80	212.10	212.45
BLDG N 5	PLATTE RIVER DRIVE	215.20	215.00	215.10
BLDG N 6	PLATTE RIVER DRIVE	220.00	219.20	219.65
BLDG N 7	PLATTE RIVER DRIVE	225.00	224.10	224.55
BLDG N 8	PLATTE RIVER DRIVE	229.50	228.70	229.10

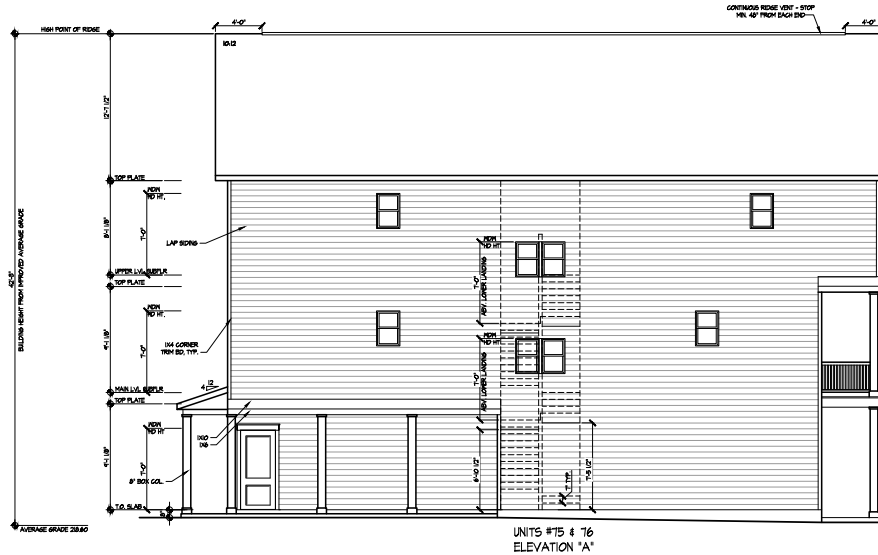


1 EDgewater Commons Building N2  
Platte River Drive Elevation  
SCALE 3/16"=1'-0"

UNITS #1 & 10  
ELEVATION "D"  
FFE: 224.83

NOTE: ALL ELEVATION MATERIALS USED FOR THIS PROJECT ARE CONVENTIONAL SIDING, PANELING, AND TRIM BRICK VENEER, APPLIED CULTURE STONE VENEER, AND PAINTED STEEL RAILINGS.

BUILDING ELEVATIONS - Lot 1				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		HIGH	LOW	AVG
BIDG N 1	PLATTE RIVER DRIVE	230.60	225.20	227.50
BIDG N 2	PLATTE RIVER DRIVE	224.30	223.00	223.65
BIDG N 3	PLATTE RIVER DRIVE	219.10	218.10	218.60
BIDG N 4	PLATTE RIVER DRIVE	212.80	212.10	212.45
BIDG N 5	PLATTE RIVER DRIVE	215.20	215.00	215.10
BIDG N 6	PLATTE RIVER DRIVE	220.00	219.70	219.85
BIDG N 7	PLATTE RIVER DRIVE	225.00	224.10	224.55
BIDG N 8	PLATTE RIVER DRIVE	229.50	228.70	229.10



EDgewater Commons Building N3  
 PLATTE RIVER DRIVE  
 SCALE 3/16"=1'-0"

NOTE: ALL ELEVATION MATERIALS USED FOR THIS PROJECT ARE CONVENTIONAL SIDING, PANELING, AND TRIM BRICK VENEER, APPLIED CULTURE STONE VENEER, AND PAINTED STEEL RAILINGS.



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EDGEWATER COMMONS  
 BUILDING N3  
 TEASLEY & TANYARD  
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RELEASE DATE  
 August 2, 2024

DRAWING TITLE  
 BUILDING ELEVATIONS

Drawn By  
 MP  
 Checked By  
 Project#

A2.03



**HAVENN  
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1100 CIRCLE 75 PARKWAY  
SUITE 270  
ATLANTA, GA 30339

**PRINT RECORD**

#	DATE	DESCRIPTION
1	8.02.24	CONSTRUCTION
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EDGEWATER COMMONS  
BUILDING N4  
TEASLEY & TANYARD  
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RELEASE DATE  
August 2, 2024

DRAWING TITLE  
**BUILDING ELEVATIONS**

Drawn By  
**MP**  
Checked By  
**A2.04**  
Project#

BUILDING ELEVATIONS - Lot 1				
BUILDING	PRIMARY STREET FRONT	HIGH	LOW	AVG
BLDG N 1	P.LATTE RIVER DRIVE	230.60	225.20	227.50
BLDG N 2	P.LATTE RIVER DRIVE	224.30	223.00	223.65
BLDG N 3	P.LATTE RIVER DRIVE	215.10	218.10	216.60
BLDG N 4	P.LATTE RIVER DRIVE	212.80	212.10	212.45
BLDG N 5	P.LATTE RIVER DRIVE	215.20	215.00	215.10
BLDG N 6	P.LATTE RIVER DRIVE	220.00	219.20	219.65
BLDG N 7	P.LATTE RIVER DRIVE	225.00	224.10	224.55
BLDG N 8	P.LATTE RIVER DRIVE	229.50	228.70	229.10



1 EDgewater Commons Building N4  
PLATTE RIVER DRIVE ELEVATION  
SCALE 3/16"=1'-0"

UNITS #9 & 10  
ELEVATION "D"  
FFE: 214.23

NOTE: ALL ELEVATION MATERIALS USED FOR THIS PROJECT ARE: GEMENTIONED SIDING, PANELING, AND TRIM BRICK, VENEER, APPLIED CULTURE STONE VENEER, AND PAINTED STEEL RAILINGS.



**HAVENN  
HOMES**  
1100 CIRCLE 75 PARKWAY  
SUITE 270  
ATLANTA, GA 30339

**PRINT RECORD**

#	DATE	DESCRIPTION
1	8.02.24	CONSTRUCTION
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EDGEWATER COMMONS  
BUILDING N5  
TEASLEY & TANYARD  
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SITE REVIEW

SEAL

RELEASE DATE

August 2, 2024

DRAWING TITLE

**BUILDING  
ELEVATIONS**

Drawn By

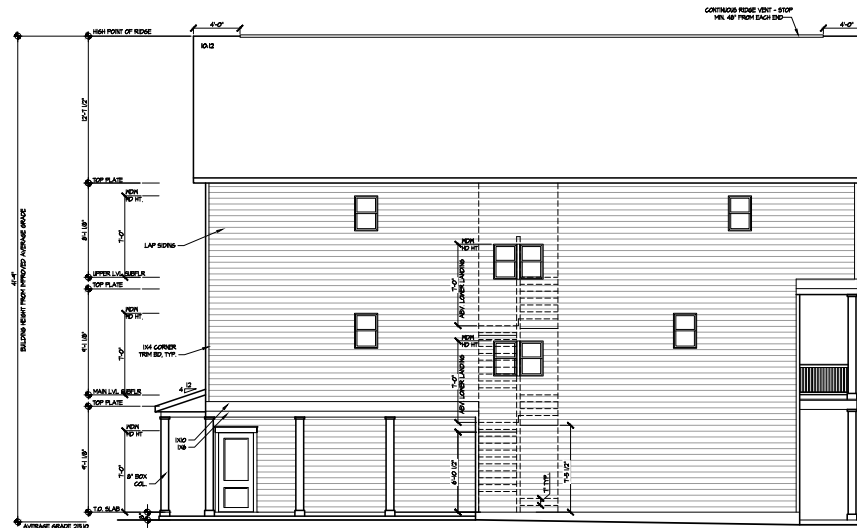
MP

Checked By

A2.05

Project#

BUILDING ELEVATIONS - Lot 1				
BUILDING	PRIMARY STREET FRONT	HIGH	LOW	AVG
BLDG N 1	PLATTE RIVER DRIVE	230.60	225.20	227.50
BLDG N 2	PLATTE RIVER DRIVE	224.30	223.00	223.65
BLDG N 3	PLATTE RIVER DRIVE	215.10	218.10	216.60
BLDG N 4	PLATTE RIVER DRIVE	212.80	212.10	212.45
BLDG N 5	PLATTE RIVER DRIVE	215.20	215.00	215.10
BLDG N 6	PLATTE RIVER DRIVE	220.00	219.20	219.65
BLDG N 7	PLATTE RIVER DRIVE	225.00	224.10	224.55
BLDG N 8	PLATTE RIVER DRIVE	229.50	228.70	229.10



UNITS #9 & 10  
ELEVATION "D"  
FFE: 215.93

EDGEWATER COMMONS BUILDING N5  
PLATTE RIVER DRIVE ELEVATION  
SCALE 3/16"=1'-0"

NOTE: ALL ELEVATION MATERIALS USED FOR THIS PROJECT ARE CONVENTIONAL SIDING, PANELING, AND TRIM BRICK VENEER, APPLIED CULTURE STONE VENEER, AND PAINTED STEEL RAILINGS.



**HAVENN  
HOMES**  
1100 CIRCLE 75 PARKWAY  
SUITE 270  
ATLANTA, GA 30339

**PRINT RECORD**

#	DATE	DESCRIPTION
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EDGEWATER COMMONS  
BUILDING N6  
TEASLEY & TANYARD  
STACKED TOWNHOMES

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PHASE ADMINISTRATIVE  
SITE REVIEW

SEAL

RELEASE DATE

August 2, 2024

DRAWING TITLE

**BUILDING  
ELEVATIONS**

Drawn By

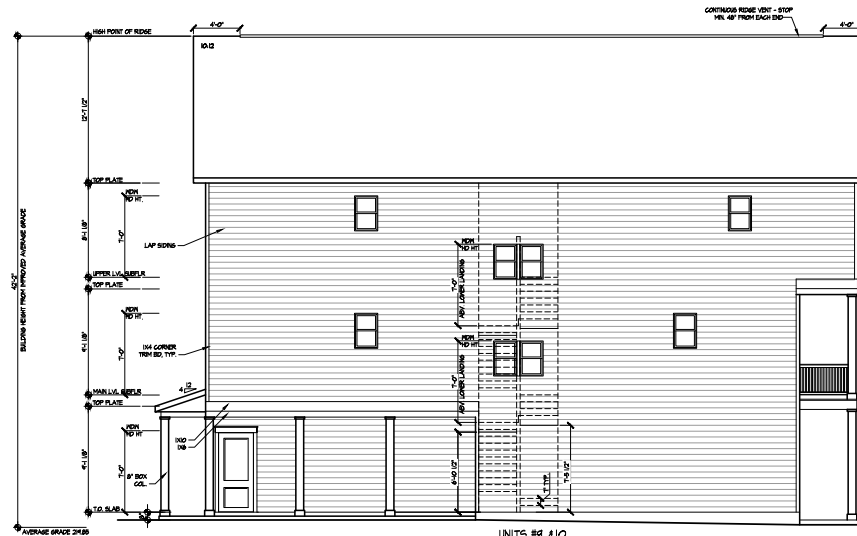
MP

Checked By

**A2.06**

Project#

BUILDING ELEVATIONS - Lot 1				
BUILDING	PRIMARY STREET FRONT	HIGH	LOW	AVG
BLDG N 1	P.LATTE RIVER DRIVE	230.60	225.20	227.50
BLDG N 2	P.LATTE RIVER DRIVE	224.30	223.00	223.65
BLDG N 3	P.LATTE RIVER DRIVE	215.10	218.10	216.60
BLDG N 4	P.LATTE RIVER DRIVE	212.80	212.10	212.45
BLDG N 5	P.LATTE RIVER DRIVE	215.20	215.00	215.10
BLDG N 6	P.LATTE RIVER DRIVE	220.00	219.20	219.65
BLDG N 7	P.LATTE RIVER DRIVE	225.00	224.10	224.55
BLDG N 8	P.LATTE RIVER DRIVE	229.50	228.70	229.10



UNITS #1 & 10  
ELEVATION "D"  
FFE: 221.15

**EDGEWATER COMMONS BUILDING N6  
PLATTE RIVER DRIVE ELEVATION**  
SCALE 3/16"=1'-0"

NOTE: ALL ELEVATION MATERIALS USED FOR THIS PROJECT ARE CEMENTITIOUS SIDING, PANELING, AND TRIM BRICK VENER, APPLIED CULTURE STONE VENER, AND PAINTED STEEL RAILINGS.



**HAVENN  
HOMES**  
1100 CIRCLE 75 PARKWAY  
SUITE 270  
ATLANTA, GA 30339

**PRINT RECORD**

#	DATE	DESCRIPTION
1	8.02.24	CONSTRUCTION
2	9.27.24	CONSTRUCTION
3		
4		

EDGEWATER COMMONS  
BUILDING N7  
TEASLEY & TANYARD  
STACKED TOWNHOMES

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SITE REVIEW

SEAL

RELEASE DATE

August 2, 2024

DRAWING TITLE

**BUILDING  
ELEVATIONS**

Drawn By

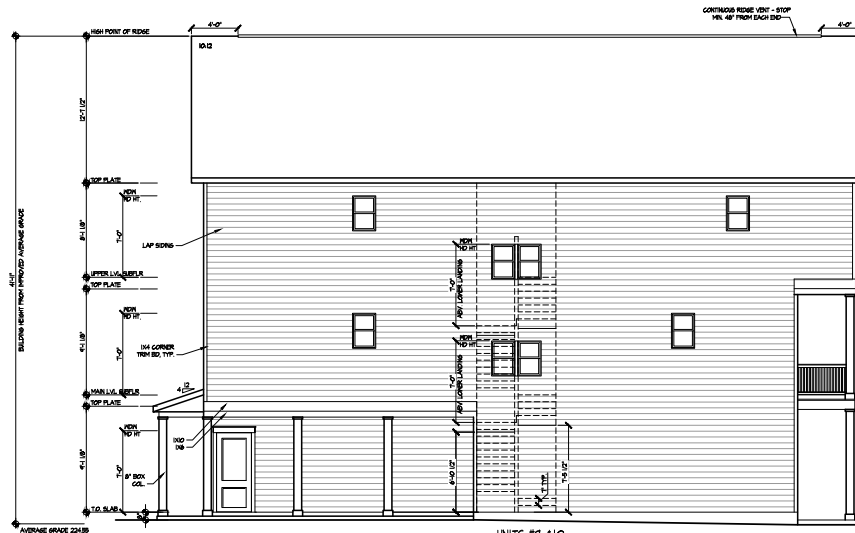
MP

Checked By

**A2.07**

Project#

BUILDING ELEVATIONS - Lot 1				
BUILDING	PRIMARY STREET FRONT	HIGH	LOW	AVG
BLDG N 1	P.LATTE RIVER DRIVE	230.60	225.20	227.50
BLDG N 2	P.LATTE RIVER DRIVE	224.30	223.00	223.65
BLDG N 3	P.LATTE RIVER DRIVE	215.10	218.10	216.60
BLDG N 4	P.LATTE RIVER DRIVE	212.80	212.10	212.45
BLDG N 5	P.LATTE RIVER DRIVE	215.20	215.00	215.10
BLDG N 6	P.LATTE RIVER DRIVE	220.00	219.20	219.65
BLDG N 7	P.LATTE RIVER DRIVE	225.00	224.10	224.55
BLDG N 8	P.LATTE RIVER DRIVE	229.50	228.70	229.10



UNITS #1 & 10  
ELEVATION "D"  
FFE: 225.55

**EDGEWATER COMMONS BUILDING N7  
PLATTE RIVER DRIVE ELEVATION**  
SCALE 3/16"=1'-0"

NOTE: ALL ELEVATION MATERIALS USED FOR THIS PROJECT ARE CONCRETE/SIENING, PANELING, AND TRIM BRICK VENEER, APPLIED CULTURE STONE VENEER, AND PAINTED STEEL RAILINGS.





**HAVENN  
HOMES**  
1100 CIRCLE 75 PARKWAY  
SUITE 270  
ATLANTA, GA 30339

**PRINT RECORD**

#	DATE	DESCRIPTION
1	8.02.24	CONSTRUCTION
2	9.27.24	CONSTRUCTION
3		
4		

EDGEWATER COMMONS  
BUILDING N8  
TEASLEY & TANYARD  
STACKED TOWNHOMES

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SEAL

RELEASE DATE  
August 2, 2024

DRAWING TITLE  
**BUILDING  
ELEVATIONS**

Drawn By  
**MP**  
Checked By  
**A2.08**  
Project#

BUILDING ELEVATIONS - Lot 1				
BUILDING	PRIMARY STREET FRONT	HIGH	LOW	AVG
BLDG N 1	P.LATTE RIVER DRIVE	230.60	225.20	227.50
BLDG N 2	P.LATTE RIVER DRIVE	224.30	223.00	223.65
BLDG N 3	P.LATTE RIVER DRIVE	215.10	218.10	216.60
BLDG N 4	P.LATTE RIVER DRIVE	212.80	212.10	212.45
BLDG N 5	P.LATTE RIVER DRIVE	215.20	215.00	215.10
BLDG N 6	P.LATTE RIVER DRIVE	220.00	219.20	219.65
BLDG N 7	P.LATTE RIVER DRIVE	225.00	224.10	224.55
BLDG N 8	P.LATTE RIVER DRIVE	229.50	228.70	229.10

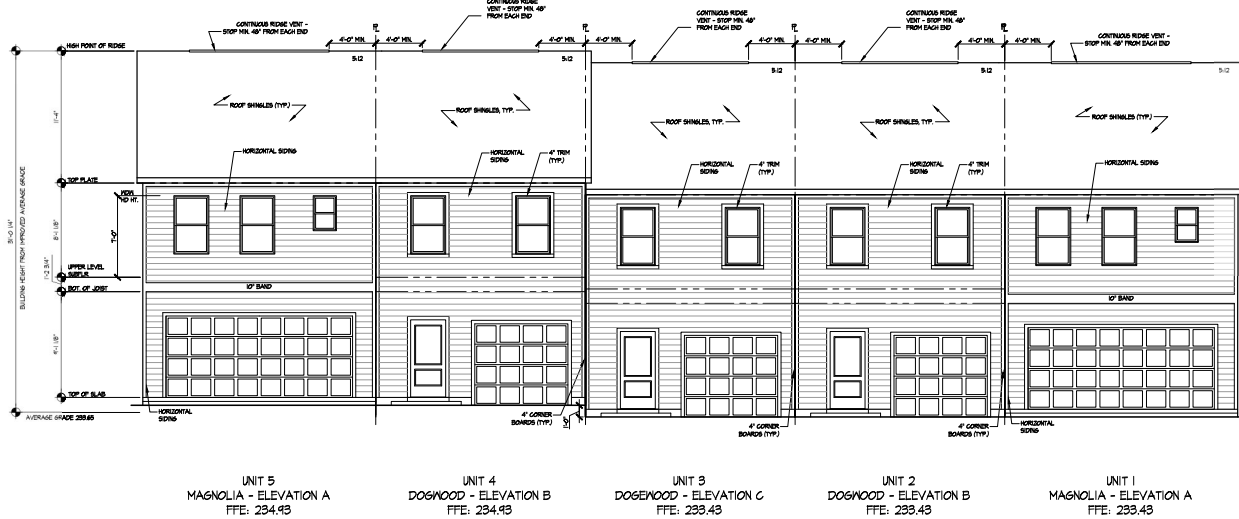


UNITS #1 & 10  
ELEVATION "D"  
FFE: 230.15

**EDGEWATER COMMONS BUILDING N8  
PLATTE RIVER DRIVE ELEVATION**  
SCALE 3/16"=1'-0"

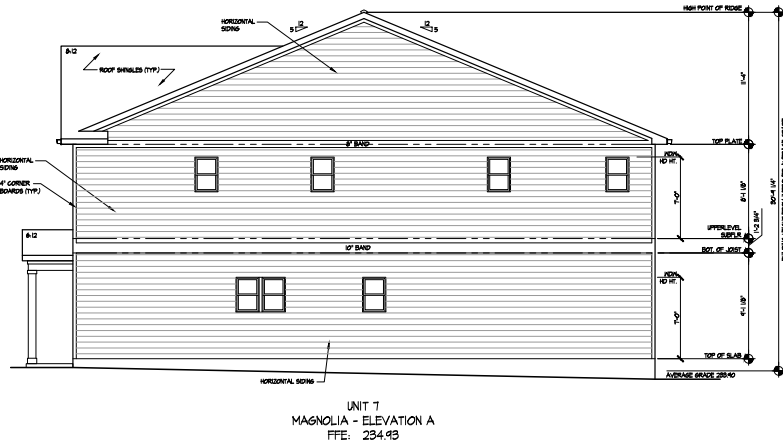
NOTE: ALL ELEVATION MATERIALS USED FOR THIS PROJECT ARE CEMENTITIOUS SIDING, PANELING, AND TRIM BRICK VENEER, APPLIED CULTURE STONE VENEER, AND PAINTED STEEL RAILINGS.

BUILDING ELEVATIONS - Lot 2				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		HIGH	LOW	AVG
BLDG S 1	NEW BERN AVENUE	234.40	232.90	233.65
	PLATTE RIVER DRIVE	234.40	233.40	233.90
BLDG S 2	NEW BERN AVENUE	231.60	230.10	230.85
	PLATTE RIVER DRIVE	231.60	231.40	231.50
BLDG S 3	NEW BERN AVENUE	229.20	227.70	228.45
	PLATTE RIVER DRIVE	229.20	228.10	228.65
BLDG S 4	NEW BERN AVENUE	227.20	224.20	225.70
	PLATTE RIVER DRIVE	227.20	227.10	227.15
BLDG S 5	NEW BERN AVENUE	222.40	219.40	220.90
	PLATTE RIVER DRIVE	222.40	222.20	222.30
BLDG S 6	NEW BERN AVENUE	217.20	212.10	214.65
	PLATTE RIVER DRIVE	217.20	217.00	217.10
BLDG S 7	NEW BERN AVENUE	210.80	208.80	209.80
	PLATTE RIVER DRIVE	210.80	209.70	210.25
BLDG S 8	NEW BERN AVENUE	218.00	214.40	216.20
	PLATTE RIVER DRIVE	218.00	218.00	218.00
BLDG S 9	NEW BERN AVENUE	221.80	220.00	220.90
	PLATTE RIVER DRIVE	222.00	221.80	221.90
BLDG S 10	NEW BERN AVENUE	225.10	223.50	224.30
	PLATTE RIVER DRIVE	225.20	225.10	225.15
BLDG S 11	NEW BERN AVENUE	227.30	226.40	226.85
	PLATTE RIVER DRIVE	227.90	227.30	227.60



1 EDGEMATER COMMONS BUILDING S1 - NEW BERN AVENUE ELEVATION  
SCALE 3/16"=1'-0" 7 UNIT BUILDING

NOTE: ALL ELEVATION MATERIALS USED FOR THIS PROJECT ARE CEMENTITIOUS SIDING, PANELING, AND TRIM BRICK VENEER, APPLIED CULTURE STONE VENEER, AND PAINTED STEEL RAILINGS.



2 EDGEMATER COMMONS BUILDING S1  
PLATTE RIVER DRIVE ELEVATION  
SCALE 3/16"=1'-0"



PRINT RECORD

#	DATE	DESCRIPTION
1	8.02.24	CONSTRUCTION
2	9.27.24	CONSTRUCTION
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EDGEWATER COMMONS  
BUILDING S1

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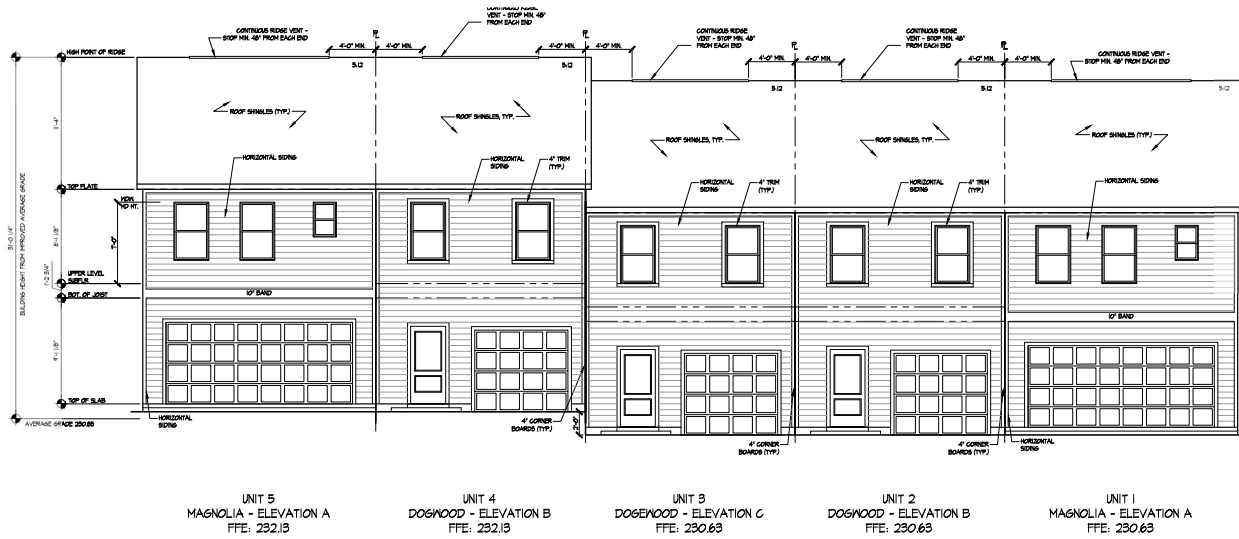
SEAL

RELEASE DATE  
August 2, 2024

DRAWING TITLE  
BUILDING ELEVATIONS

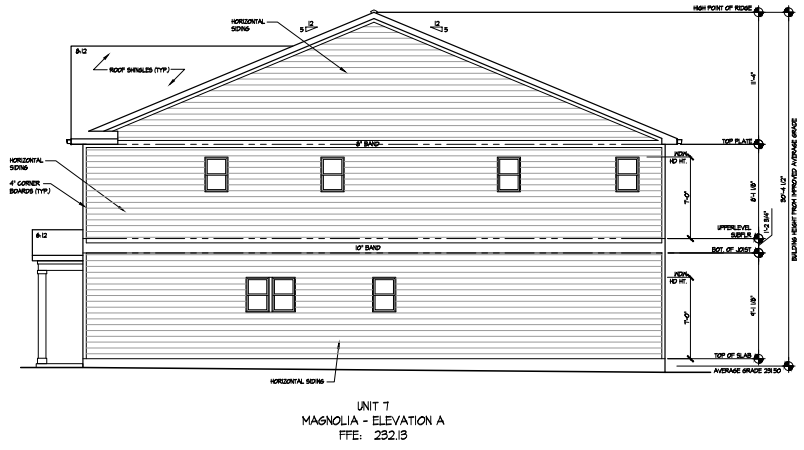
Drawn By  
MP  
Checked By  
Project#  
A2.09

BUILDING ELEVATIONS - Lot 2				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		HIGH	LOW	AVG
BLDG S 1	NEW BERN AVENUE	234.40	232.90	233.65
	PLATTE RIVER DRIVE	234.40	233.40	233.90
BLDG S 2	NEW BERN AVENUE	231.60	230.10	230.85
	PLATTE RIVER DRIVE	231.60	231.40	231.50
BLDG S 3	NEW BERN AVENUE	229.20	227.70	228.45
	PLATTE RIVER DRIVE	229.20	228.10	228.65
BLDG S 4	NEW BERN AVENUE	227.20	224.20	225.70
	PLATTE RIVER DRIVE	227.20	227.10	227.15
BLDG S 5	NEW BERN AVENUE	222.40	219.40	220.90
	PLATTE RIVER DRIVE	222.40	222.20	222.30
BLDG S 6	NEW BERN AVENUE	217.20	212.10	214.65
	PLATTE RIVER DRIVE	217.20	217.00	217.10
BLDG S 7	NEW BERN AVENUE	210.80	208.80	209.80
	PLATTE RIVER DRIVE	210.80	209.70	210.25
BLDG S 8	NEW BERN AVENUE	218.00	214.40	216.20
	PLATTE RIVER DRIVE	218.00	218.00	218.00
BLDG S 9	NEW BERN AVENUE	221.80	220.00	220.90
	PLATTE RIVER DRIVE	222.00	221.80	221.90
BLDG S 10	NEW BERN AVENUE	225.10	223.50	224.30
	PLATTE RIVER DRIVE	225.20	225.10	225.15
BLDG S 11	NEW BERN AVENUE	227.30	226.40	226.85
	PLATTE RIVER DRIVE	227.90	227.30	227.60



1 EDgewater COMMONS BUILDING S2 - NEW BERN AVENUE ELEVATION  
SCALE 3/16"=1'-0"

NOTE: ALL ELEVATION MATERIALS USED FOR THIS PROJECT ARE CEMENTITIOUS SIDING, PANELING, AND TRIM BRICK VENEER, APPLIED CULTURE STONE VENEER, AND PAINTED STEEL RAILINGS.



2 EDgewater COMMONS BUILDING S2  
PLATTE RIVER DRIVE ELEVATION  
SCALE 3/16"=1'-0"



PRINT RECORD

#	DATE	DESCRIPTION
1	8.02.24	CONSTRUCTION
2	9.27.24	CONSTRUCTION
3		
4		

EDGEWATER COMMONS  
BUILDING S2

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PHASE ADMINISTRATIVE  
SITE REVIEW

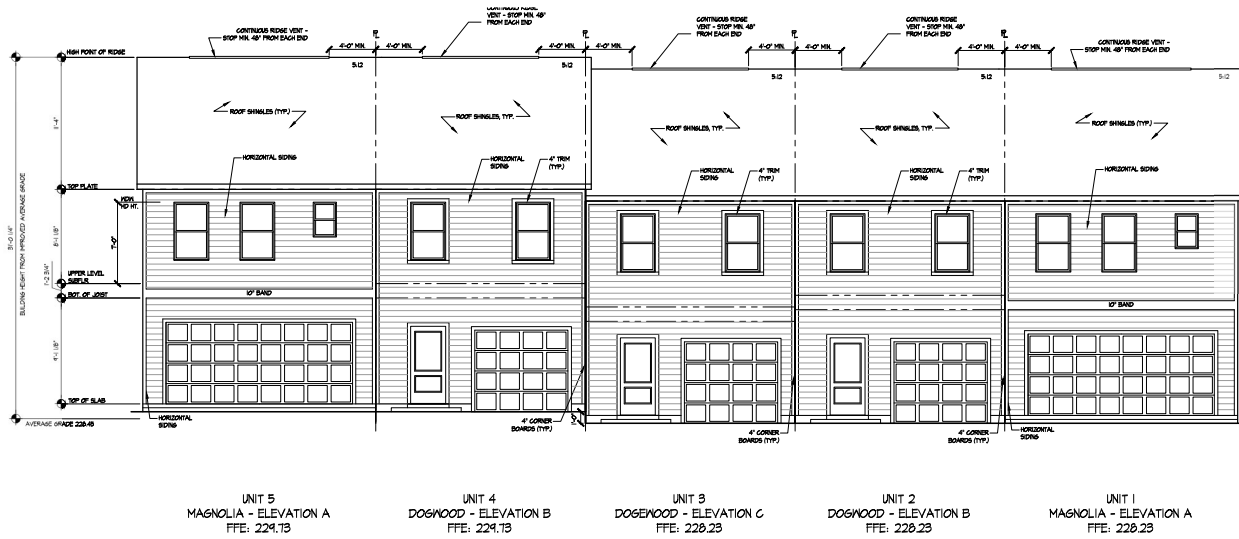
SEAL

RELEASE DATE  
August 2, 2024

BUILDING ELEVATIONS

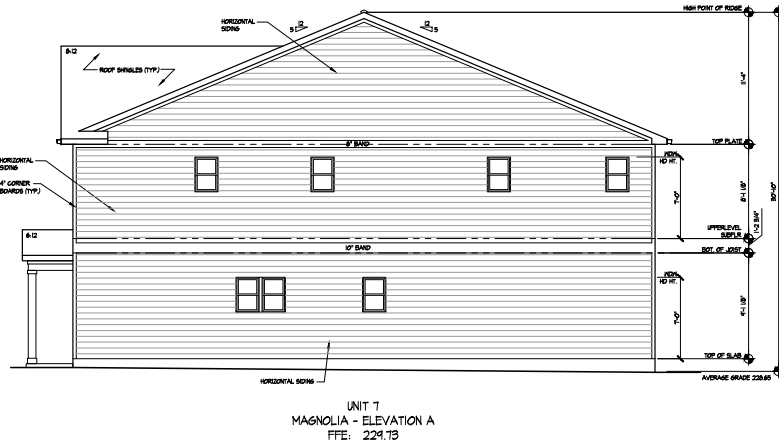
Drawn By  
MP  
Checked By  
Project#  
A2.10

BUILDING ELEVATIONS - Lot 2				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		HIGH	LOW	AVG
BLDG S 1	NEW BERN AVENUE	234.40	232.90	233.65
	PLATTE RIVER DRIVE	234.40	233.40	233.90
BLDG S 2	NEW BERN AVENUE	231.60	230.10	230.85
	PLATTE RIVER DRIVE	231.60	231.40	231.50
BLDG S 3	NEW BERN AVENUE	229.20	227.70	228.45
	PLATTE RIVER DRIVE	229.20	228.10	228.65
BLDG S 4	NEW BERN AVENUE	227.20	224.20	225.70
	PLATTE RIVER DRIVE	227.20	227.10	227.15
BLDG S 5	NEW BERN AVENUE	222.40	219.40	220.90
	PLATTE RIVER DRIVE	222.40	222.20	222.30
BLDG S 6	NEW BERN AVENUE	217.20	212.10	214.65
	PLATTE RIVER DRIVE	217.20	217.00	217.10
BLDG S 7	NEW BERN AVENUE	210.80	208.80	209.80
	PLATTE RIVER DRIVE	210.80	209.70	210.25
BLDG S 8	NEW BERN AVENUE	218.00	214.40	216.20
	PLATTE RIVER DRIVE	218.00	218.00	218.00
BLDG S 9	NEW BERN AVENUE	221.80	220.00	220.90
	PLATTE RIVER DRIVE	222.00	221.80	221.90
BLDG S 10	NEW BERN AVENUE	225.10	223.50	224.30
	PLATTE RIVER DRIVE	225.20	225.10	225.15
BLDG S 11	NEW BERN AVENUE	227.30	226.40	226.85
	PLATTE RIVER DRIVE	227.90	227.30	227.60



1 EDgewater COMMONS BUILDING S3 - NEW BERN AVENUE ELEVATION  
SCALE 3/16"=1'-0"

NOTE: ALL ELEVATION MATERIALS USED FOR THIS PROJECT ARE CEMENTITIOUS SIDING, PANELING, AND TRIM BRICK, VENEER, APPLIED CULTURE STONE, VENEER, AND PAINTED STEEL RAILINGS.



2 EDgewater COMMONS BUILDING S3  
PLATTE RIVER DRIVE ELEVATION  
SCALE 3/16"=1'-0"



PRINT RECORD

#	DATE	DESCRIPTION
1	8.02.24	CONSTRUCTION
2	9.27.24	CONSTRUCTION
3		
4		

EDGEWATER COMMONS  
BUILDING S3

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PHASE ADMINISTRATIVE  
SITE REVIEW

SEAL

RELEASE DATE

August 2, 2024

DRAWING TITLE

BUILDING  
ELEVATIONS

Drawn By

MP

Checked By

A2.11

Project#



1100 CIRCLE 75 PARKWAY  
SUITE 270  
ATLANTA, GA 30339

**PRINT RECORD**

#	DATE	DESCRIPTION
1	8.02.24	CONSTRUCTION
2	9.27.24	CONSTRUCTION
3		
4		

**EDGEWATER COMMONS  
BUILDING S4**

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PHASE ADMINISTRATIVE  
SITE REVIEW

SEAL

RELEASE DATE

August 2, 2024

DRAWING TITLE

**BUILDING  
ELEVATIONS**

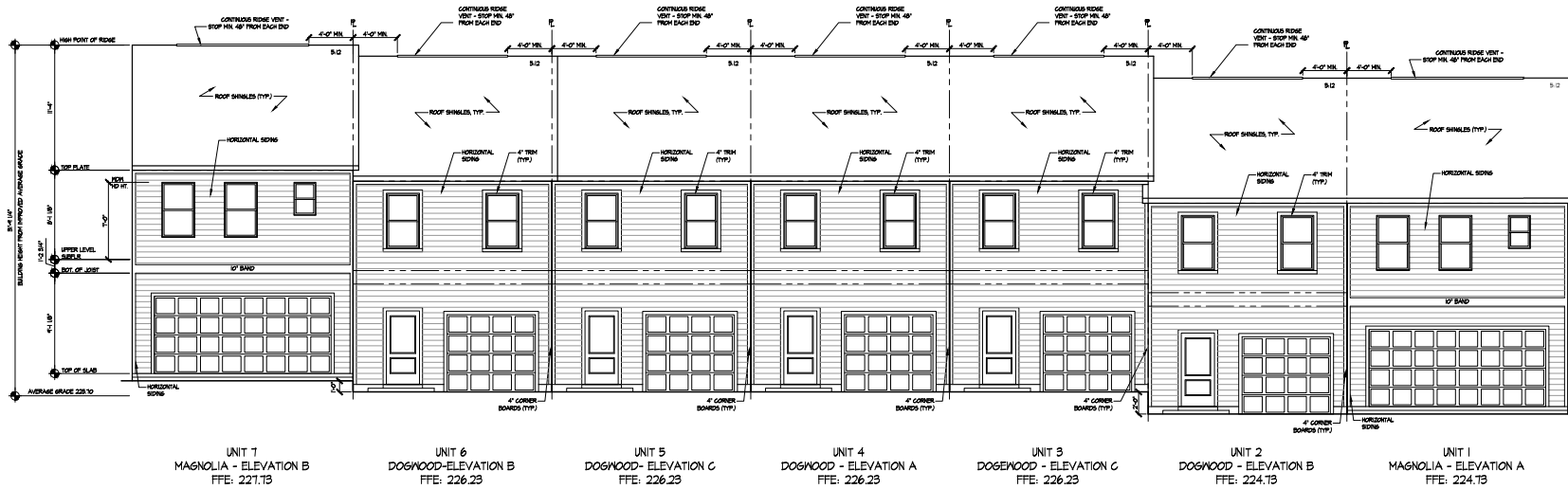
Drawn By

MP

Checked By

A2.12

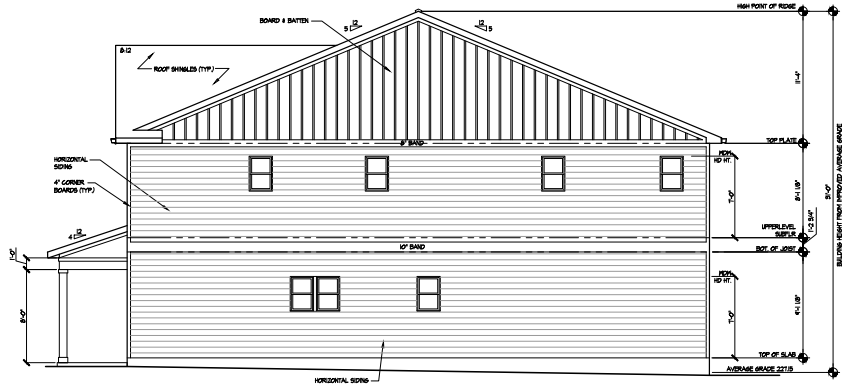
Project#



**1** EDgewater Commons Building S4 - New Bern Avenue Elevation  
SCALE 3/16"=1'-0"  
1 UNIT BUILDING

NOTE: ALL ELEVATION MATERIALS USED FOR THIS PROJECT ARE CERAMTIC SIDING PANELING AND TRIM BRICK VENEER, APPLIED CULTURE STONE VENEER AND PAINTED STEEL RAILINGS.

BUILDING ELEVATIONS - Lot 2				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		HIGH	LOW	AVG
BLDG S 1	NEW BERN AVENUE	234.40	232.90	233.65
	PLATTE RIVER DRIVE	234.40	233.40	233.90
BLDG S 2	NEW BERN AVENUE	231.60	230.10	230.85
	PLATTE RIVER DRIVE	231.60	231.40	231.50
BLDG S 3	NEW BERN AVENUE	229.20	227.70	228.45
	PLATTE RIVER DRIVE	229.20	228.10	228.65
BLDG S 4	NEW BERN AVENUE	227.20	224.20	225.70
	PLATTE RIVER DRIVE	227.20	227.10	227.15
BLDG S 5	NEW BERN AVENUE	222.40	219.40	220.90
	PLATTE RIVER DRIVE	222.40	222.20	222.30
BLDG S 6	NEW BERN AVENUE	217.20	212.10	214.65
	PLATTE RIVER DRIVE	217.20	217.00	217.10
BLDG S 7	NEW BERN AVENUE	210.80	208.80	209.80
	PLATTE RIVER DRIVE	210.80	209.70	210.25
BLDG S 8	NEW BERN AVENUE	218.00	214.40	216.20
	PLATTE RIVER DRIVE	218.00	218.00	218.00
BLDG S 9	NEW BERN AVENUE	221.80	220.00	220.90
	PLATTE RIVER DRIVE	222.00	221.80	221.90
BLDG S 10	NEW BERN AVENUE	225.10	223.50	224.30
	PLATTE RIVER DRIVE	225.20	225.10	225.15
BLDG S 11	NEW BERN AVENUE	227.30	226.40	226.85
	PLATTE RIVER DRIVE	227.90	227.30	227.60



**2** EDgewater Commons Building S4  
MAGNOLIA - ELEVATION B  
PLATTE RIVER DRIVE ELEVATION  
SCALE 3/16"=1'-0"



1100 CIRCLE 75 PARKWAY  
SUITE 270  
ATLANTA, GA 30339

**PRINT RECORD**

#	DATE	DESCRIPTION
1	8.02.24	CONSTRUCTION
2	9.27.24	CONSTRUCTION
3		
4		

**EDGEWATER COMMONS  
BUILDING S5**

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PHASE ADMINISTRATIVE  
SITE REVIEW

SEAL

RELEASE DATE

August 2, 2024

DRAWING TITLE

**BUILDING  
ELEVATIONS**

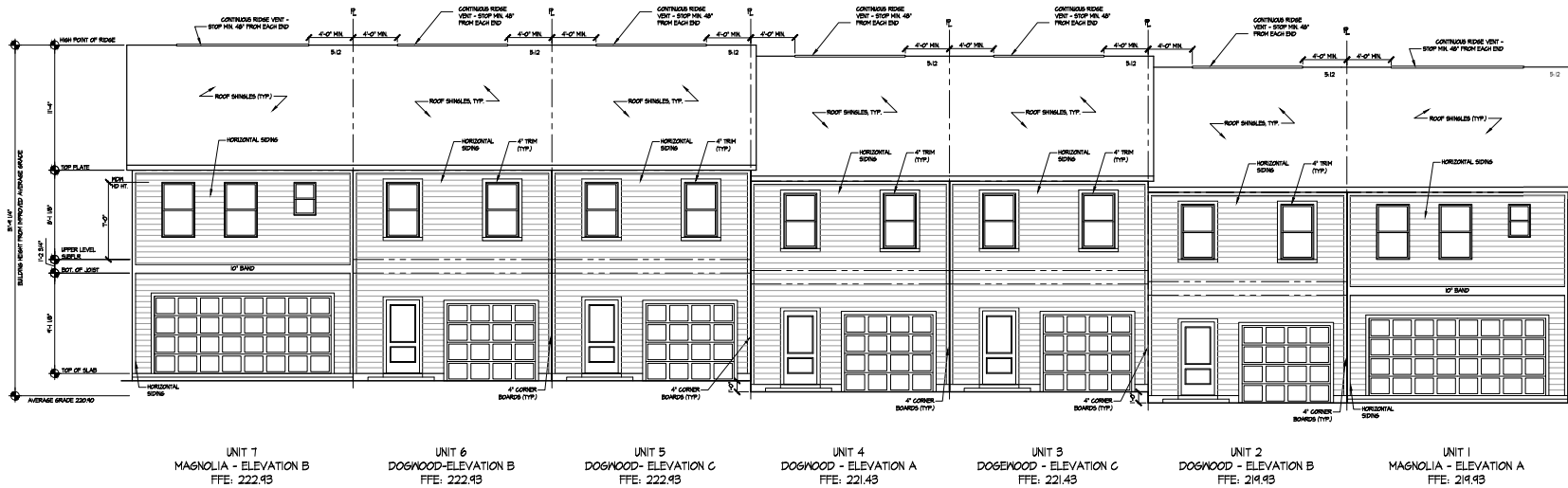
Drawn By

MP

Checked By

**A2.13**

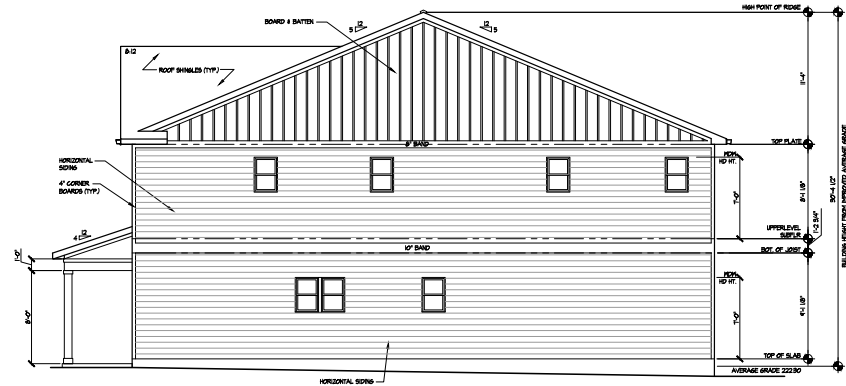
Project#



**1** EDgewater Commons Building S5 - New Bern Avenue Elevation  
SCALE 3/16"=1'-0"

NOTE: ALL ELEVATION MATERIALS USED FOR THIS PROJECT ARE CONTINUOUS SIDING PANELING AND TRIM BRICK VENEER, APPLIED CULTURE STONE VENEER AND PAINTED STEEL RAILINGS.

BUILDING ELEVATIONS - Lot 2				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		HIGH	LOW	AVG
BLDG S 1	NEW BERN AVENUE	234.40	232.90	233.65
	PLATTE RIVER DRIVE	234.40	233.40	233.90
BLDG S 2	NEW BERN AVENUE	231.60	230.10	230.85
	PLATTE RIVER DRIVE	231.60	231.40	231.50
BLDG S 3	NEW BERN AVENUE	229.20	227.70	228.45
	PLATTE RIVER DRIVE	229.20	228.10	228.65
BLDG S 4	NEW BERN AVENUE	227.20	224.20	225.70
	PLATTE RIVER DRIVE	227.20	227.10	227.15
BLDG S 5	NEW BERN AVENUE	222.40	219.40	220.90
	PLATTE RIVER DRIVE	222.40	222.20	222.30
BLDG S 6	NEW BERN AVENUE	217.20	212.10	214.65
	PLATTE RIVER DRIVE	217.20	217.00	217.10
BLDG S 7	NEW BERN AVENUE	210.80	208.80	209.80
	PLATTE RIVER DRIVE	210.80	209.70	210.25
BLDG S 8	NEW BERN AVENUE	218.00	214.40	216.20
	PLATTE RIVER DRIVE	218.00	218.00	218.00
BLDG S 9	NEW BERN AVENUE	221.80	220.00	220.90
	PLATTE RIVER DRIVE	222.00	221.80	221.90
BLDG S 10	NEW BERN AVENUE	225.10	223.50	224.30
	PLATTE RIVER DRIVE	225.20	225.10	225.15
BLDG S 11	NEW BERN AVENUE	227.30	226.40	226.85
	PLATTE RIVER DRIVE	227.90	227.30	227.60



**2** EDgewater Commons Building S5  
Platte River Drive Elevation  
SCALE 3/16"=1'-0"



**PRINT RECORD**

#	DATE	DESCRIPTION
1	8.05.2024	PERMIT
2	9.27.2024	PERMIT
3		
4		

**EDGEWATER COMMONS  
BUILDING S7  
TEASLEY & TANYARD  
STACKED TOWNHOMES**

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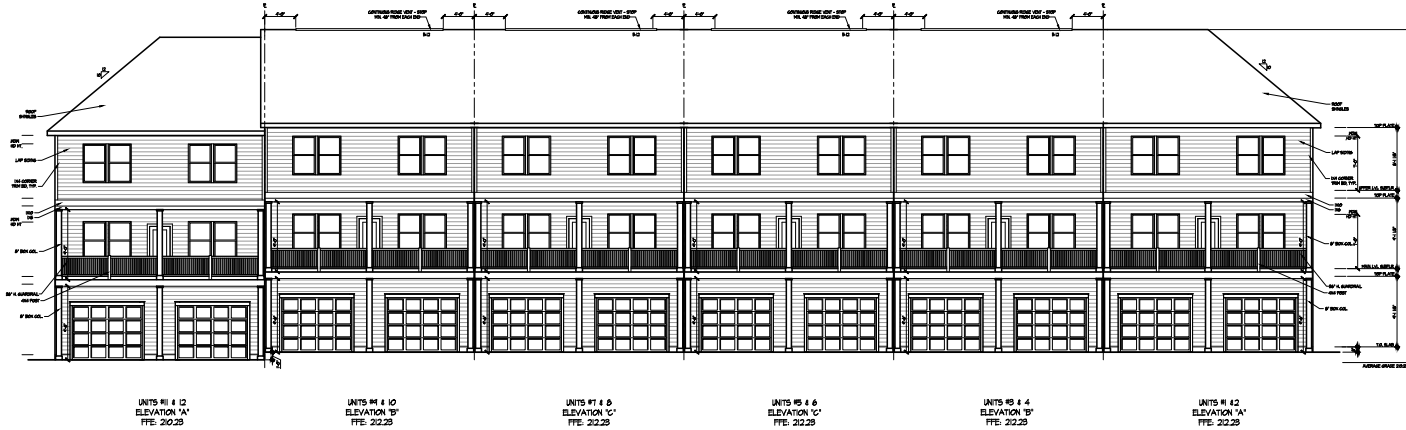
PHASE ADMINISTRATIVE  
SITE REVIEW

SEAL

RELEASE DATE  
August 5, 2024

DRAWING TITLE  
**BUILDING  
ELEVATIONS**

Drawn By  
**MP**  
Checked By  
**A2.15**  
Project#



1 EDgewater Commons Bldg S7 - PLATTE RIVER DRIVE ELEVATION  
SCALE 1/8"=1'-0"

NOTE: ALL ELEVATION MATERIALS USED FOR THIS PROJECT ARE CONSIDERED STONE, BRICK, AND TILE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

BUILDING ELEVATIONS - Lot 2				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		HIGH	LOW	AVG
BLDG S 1	NEW BERN AVENUE	234.40	232.90	233.65
	PLATTE RIVER DRIVE	234.40	233.40	233.90
BLDG S 2	NEW BERN AVENUE	231.60	230.10	230.85
	PLATTE RIVER DRIVE	231.60	231.40	231.50
BLDG S 3	NEW BERN AVENUE	229.20	227.70	228.45
	PLATTE RIVER DRIVE	229.20	228.10	228.65
BLDG S 4	NEW BERN AVENUE	227.20	224.20	225.70
	PLATTE RIVER DRIVE	227.20	227.10	227.15
BLDG S 5	NEW BERN AVENUE	222.40	219.40	220.90
	PLATTE RIVER DRIVE	222.40	222.20	222.30
BLDG S 6	NEW BERN AVENUE	217.20	212.10	214.65
	PLATTE RIVER DRIVE	217.20	217.00	217.10
BLDG S 7	NEW BERN AVENUE	210.80	208.80	209.80
	PLATTE RIVER DRIVE	210.80	209.70	210.25
BLDG S 8	NEW BERN AVENUE	218.00	214.40	216.20
	PLATTE RIVER DRIVE	218.00	218.00	218.00
BLDG S 9	NEW BERN AVENUE	221.80	220.00	220.90
	PLATTE RIVER DRIVE	222.00	221.80	221.90
BLDG S 10	NEW BERN AVENUE	225.10	223.50	224.30
	PLATTE RIVER DRIVE	225.20	225.10	225.15
BLDG S 11	NEW BERN AVENUE	227.30	226.40	226.85
	PLATTE RIVER DRIVE	227.90	227.30	227.60



2 EDgewater Commons Building S7  
SUNRISE VALLEY PLACE ELEVATION  
SCALE 1/8"=1'-0"





**HAVEN HOMES**  
 1100 CIRCLE 75 PARKWAY  
 SUITE 270  
 ATLANTA, GA 30339

**PRINT RECORD**

#	DATE	DESCRIPTION
1	8.02.2024	PERMIT
2	9.27.2024	PERMIT
3		
4		

**EDGEWATER COMMONS  
 BUILDING S8  
 TEASLEY & TANYARD  
 STACKED TOWNHOMES**

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PHASE ADMINISTRATIVE  
 SITE REVIEW

RELEASE DATE  
 August 2, 2024

DRAWING TITLE  
**BUILDING  
 ELEVATIONS**

Drawn By  
**MP**

Checked By

Project#

**A2.16**



**1 EDgewater Commons Bldg S8 - Sunrise Valley Place Elevation**  
 SCALE 3/16"=1'-0"

BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		HIGH	LOW	AVG
BLDG S 1	NEW BERN AVENUE	234.40	232.90	233.65
	PLATTE RIVER DRIVE	234.40	233.40	233.90
BLDG S 2	NEW BERN AVENUE	231.60	230.10	230.85
	PLATTE RIVER DRIVE	231.60	231.40	231.50
BLDG S 3	NEW BERN AVENUE	229.20	227.70	228.45
	PLATTE RIVER DRIVE	229.20	228.10	228.65
BLDG S 4	NEW BERN AVENUE	227.20	224.20	225.70
	PLATTE RIVER DRIVE	227.20	227.10	227.15
BLDG S 5	NEW BERN AVENUE	222.40	219.40	220.90
	PLATTE RIVER DRIVE	222.40	222.20	222.30
BLDG S 6	NEW BERN AVENUE	217.20	212.10	214.65
	PLATTE RIVER DRIVE	217.20	217.00	217.10
BLDG S 7	NEW BERN AVENUE	210.80	208.80	209.80
	PLATTE RIVER DRIVE	210.80	209.70	210.25
BLDG S 8	NEW BERN AVENUE	218.00	214.40	216.20
	PLATTE RIVER DRIVE	218.00	218.00	218.00
BLDG S 9	NEW BERN AVENUE	221.80	220.00	220.90
	PLATTE RIVER DRIVE	222.00	221.80	221.90
BLDG S 10	NEW BERN AVENUE	225.10	223.50	224.30
	PLATTE RIVER DRIVE	225.20	225.10	225.15
BLDG S 11	NEW BERN AVENUE	227.30	226.40	226.85
	PLATTE RIVER DRIVE	227.90	227.30	227.60

NOTE: ALL ELEVATION MATERIALS USED FOR THIS PROJECT ARE GENUINE CEDAR SIDING, PANELING, AND TRIM BRICK VENEER, APPLIED CULTURE STONE VENEER, AND PAINTED STEEL RAILINGS.



**2 EDgewater Commons Building S8  
 Platte River Drive Elevation**  
 SCALE 3/16"=1'-0"

**PRINT RECORD**

#	DATE	DESCRIPTION
1	8.02.2024	PERMIT
2	9.27.2024	PERMIT
3		
4		

**EDGEWATER COMMONS  
 BUILDING S9  
 TEASLEY & TANYARD  
 STACKED TOWNHOMES**

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PHASE ADMINISTRATIVE  
 SITE REVIEW

RELEASE DATE  
 August 2, 2024

**BUILDING  
 ELEVATIONS**

Drawn By  
**MP**  
 Checked By

**A2.17**

Project#



**1 EDgewater Commons BLDG S9 - SUNRISE VALLEY PLACE ELEVATION**  
 SCALE 3/16"=1'-0"



**2 EDgewater Commons BUILDING S9  
 PLATTE RIVER DRIVE ELEVATION**  
 SCALE 3/16"=1'-0"

BUILDING ELEVATIONS - Lot 2				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		HIGH	LOW	AVG
BLDG S 1	NEW BERN AVENUE	234.40	232.90	233.65
	PLATTE RIVER DRIVE	234.40	233.40	233.90
BLDG S 2	NEW BERN AVENUE	231.60	230.10	230.85
	PLATTE RIVER DRIVE	231.60	231.40	231.50
BLDG S 3	NEW BERN AVENUE	229.20	227.70	228.45
	PLATTE RIVER DRIVE	229.20	228.10	228.65
BLDG S 4	NEW BERN AVENUE	227.20	224.20	225.70
	PLATTE RIVER DRIVE	227.20	227.10	227.15
BLDG S 5	NEW BERN AVENUE	222.40	219.40	220.90
	PLATTE RIVER DRIVE	222.40	222.20	222.30
BLDG S 6	NEW BERN AVENUE	217.20	212.10	214.65
	PLATTE RIVER DRIVE	217.20	217.00	217.10
BLDG S 7	NEW BERN AVENUE	210.80	208.80	209.80
	PLATTE RIVER DRIVE	210.80	209.70	210.25
BLDG S 8	NEW BERN AVENUE	218.00	214.40	216.20
	PLATTE RIVER DRIVE	218.00	218.00	218.00
BLDG S 9	NEW BERN AVENUE	221.80	220.00	220.90
	PLATTE RIVER DRIVE	222.00	221.80	221.90
BLDG S 10	NEW BERN AVENUE	225.10	223.50	224.30
	PLATTE RIVER DRIVE	225.20	225.10	225.15
BLDG S 11	NEW BERN AVENUE	227.30	226.40	226.85
	PLATTE RIVER DRIVE	227.90	227.30	227.60

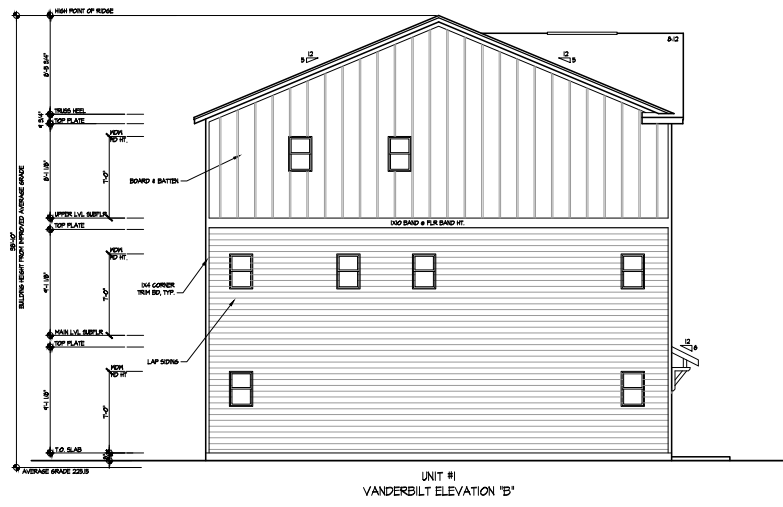
NOTE: ALL ELEVATION MATERIALS USED FOR THIS PROJECT ARE GENETIOUS SIDING, PANELING, AND TRIM BRICK, VENEER, APPLIED CULTURE STONE VENEER, AND PAINTED STEEL RAILINGS.



1 EDgewater Commons Building S10 - New Bern Avenue Elevation  
SCALE 3/8"=1'-0"

NOTE: ALL ELEVATION MATERIALS USED FOR THIS PROJECT ARE CEMENTITIOUS SIDING, PANELING, AND TRIM BRICK. VENEER APPLIED CULTURE STONE VENEER, AND PAINTED STEEL RAILINGS.

BUILDING ELEVATIONS - Lot 2				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		HIGH	LOW	AVG
BLDG S 1	NEW BERN AVENUE	234.40	232.90	233.65
	PLATTE RIVER DRIVE	234.40	233.40	233.90
BLDG S 2	NEW BERN AVENUE	231.60	230.10	230.85
	PLATTE RIVER DRIVE	231.60	231.40	231.50
BLDG S 3	NEW BERN AVENUE	229.20	227.70	228.45
	PLATTE RIVER DRIVE	229.20	228.10	228.65
BLDG S 4	NEW BERN AVENUE	227.20	224.20	225.70
	PLATTE RIVER DRIVE	227.20	227.10	227.15
BLDG S 5	NEW BERN AVENUE	222.40	219.40	220.90
	PLATTE RIVER DRIVE	222.40	222.20	222.30
BLDG S 6	NEW BERN AVENUE	217.20	212.10	214.65
	PLATTE RIVER DRIVE	217.20	217.00	217.10
BLDG S 7	NEW BERN AVENUE	210.80	208.80	209.80
	PLATTE RIVER DRIVE	210.80	209.70	210.25
BLDG S 8	NEW BERN AVENUE	218.00	214.40	216.20
	PLATTE RIVER DRIVE	218.00	218.00	218.00
BLDG S 9	NEW BERN AVENUE	221.80	220.00	220.90
	PLATTE RIVER DRIVE	222.00	221.80	221.90
BLDG S 10	NEW BERN AVENUE	225.10	223.50	224.30
	PLATTE RIVER DRIVE	225.20	225.10	225.15
BLDG S 11	NEW BERN AVENUE	227.30	226.40	226.85
	PLATTE RIVER DRIVE	227.50	227.30	227.60



2 EDgewater Commons Building S10 Platte River Drive Elevation  
SCALE 3/8"=1'-0"



PRINT RECORD

#	DATE	DESCRIPTION
1	8.02.24	CONSTRUCTION
2	9.27.24	CONSTRUCTION
3		
4		

EDGEWATER COMMONS  
BUILDING S10  
TEASLEY & TANYARD  
STACKED TOWNHOMES

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PHASE ADMINISTRATIVE  
SITE REVIEW

RELEASE DATE  
August 2, 2024

SCALE: 1/8"=1'-0" ON 11x17 SHEET

BUILDING ELEVATIONS

Drawn By  
MP  
Checked By  
Project#

A2.18

**PRINT RECORD**

#	DATE	DESCRIPTION
1	8.02.24	CONSTRUCTION
2	9.27.24	CONSTRUCTION
3		
4		

**EDGEWATER COMMONS  
BUILDING S11**

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PHASE ADMINISTRATIVE  
SITE REVIEW

SCALE

RELEASE DATE

August 2, 2024

SCALE: 1/8"=1'-0" ON 11x17 SHEET

DRAWING TITLE

**BUILDING  
ELEVATIONS**

Drawn By

MP

Checked By

**A2.19**

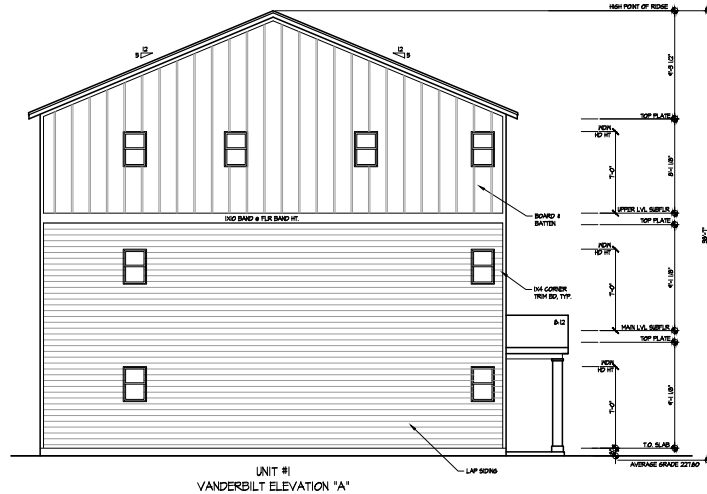
Project#



NOTE: ALL ELEVATION MATERIALS USED FOR THIS PROJECT ARE CEMENTITIOUS SIDING, PANELING, AND TRIM BRIGS. VENEER APPLIED CULTURE STONE, VENEER, AND PAINTED STEEL RAILINGS.

**1** EDgewater Commons Building S11 - New Bern Avenue Elevation  
SCALE 3/16"=1'-0"

BUILDING ELEVATIONS - Lot 2		IMPROVED GRADE		
BUILDING	PRIMARY STREET FRONT	HIGH	LOW	AVG
BLDG S 1	NEW BERN AVENUE	234.40	232.90	233.65
	PLATTE RIVER DRIVE	234.40	233.40	233.90
BLDG S 2	NEW BERN AVENUE	231.60	230.10	230.85
	PLATTE RIVER DRIVE	231.60	231.40	231.50
BLDG S 3	NEW BERN AVENUE	229.20	227.70	228.45
	PLATTE RIVER DRIVE	229.20	228.10	228.65
BLDG S 4	NEW BERN AVENUE	227.20	224.20	225.70
	PLATTE RIVER DRIVE	227.20	227.10	227.15
BLDG S 5	NEW BERN AVENUE	222.40	219.40	220.90
	PLATTE RIVER DRIVE	222.40	222.20	222.30
BLDG S 6	NEW BERN AVENUE	217.20	212.10	214.65
	PLATTE RIVER DRIVE	217.20	217.00	217.10
BLDG S 7	NEW BERN AVENUE	210.80	208.80	209.80
	PLATTE RIVER DRIVE	210.80	209.70	210.25
BLDG S 8	NEW BERN AVENUE	218.00	214.40	216.20
	PLATTE RIVER DRIVE	218.00	218.00	218.00
BLDG S 9	NEW BERN AVENUE	221.80	220.00	220.90
	PLATTE RIVER DRIVE	221.00	221.80	221.90
BLDG S 10	NEW BERN AVENUE	225.10	223.50	224.30
	PLATTE RIVER DRIVE	225.20	225.10	225.15
BLDG S 11	NEW BERN AVENUE	227.30	226.40	226.85
	PLATTE RIVER DRIVE	227.90	227.30	227.60



**2** EDgewater Commons Building S11  
Platte River Drive Elevation  
SCALE 3/16"=1'-0"