Administrative Approval Action

Case File / Name: ASR-0054-2020
DSLC - Vintage Raleigh West

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

LOCATION: This 21.94 acre site zoned OX-7-CU (Z-33-19) is comprised of two parcels located on the west side of Corporate Center Drive, adjacent to I-40 and at the southwest corner of the intersection of Corporate Center Drive and Play Golf Way at 951 and 1001 Corporate Center Drive. A portion of the site is zoned SHOD-1 and all the site is inside the city limits.

REQUEST: This is an eight building 441,882 gross square foot apartment complex with associated infrastructure.

One Hardship Variance has been approved by the Board of Adjustment for this project, noted below.
(BOA-0064-2020) Relief from the 2' ground floor standard (1.5.7 B), and relief from the step back requirement for the retaining wall in excess of 10' and within 30' of a public sidewalk for the retaining wall located at Building #1.

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 March 29, 2021 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:

Public Utilities

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

2. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Urban Forestry

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

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4. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

5. A Tree Impact Permit must be obtained for the disturbance to trees along Play Golf Way prior to the issuance of a grading permit.

☑ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

☑	Cross Access Agreements Required
☑	Utility Placement Easement Required

☑	Slope Easement Required

☑ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. That the existing right-of-way for Director Circle is abandoned and a resolution number shown on all plats.

2. A cross access agreement among the lots identified as PINs 0774763931 and 0774753938 (subject lot) shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

3. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

4. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

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

Public Utilities

6. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

7. A fee-in-lieu of construction shall be paid to the City of Raleigh Public Utilities Department for the construction of a water and/or sewer main.

Urban Forestry

8. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.47 acres of tree conservation area.

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

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

General

1. A recombination map shall be recorded, recombining the existing lots into a single tract.

2. Comply with all conditions of Z-33-19.

Public Utilities

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

Urban Forestry

4. A public infrastructure surety for 30 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 30 street trees along Corporate Center Drive.

7. A fee-in-lieu for 1 street tree removed and not replaced shall be paid to the City of Raleigh (UDO 8.1.10).

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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.

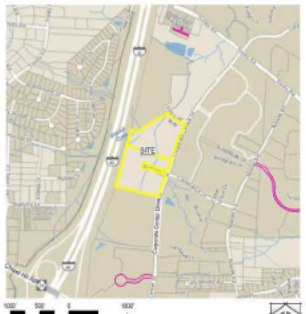
EXPIRATION DATES: **The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan.** If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: August 11, 2024
Obtain a valid building permit for the total area of the project, or a phase of the project.

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

I hereby certify this administrative decision.

Signed: Alysia Bailey Taylor Date: 04/14/2021
Development Services Dir/Designee
Staff Coordinator: Michael Walters



ORDINANCE NO. (2020) 54 ZC 790

Z-33-19 – Corporate Center Drive, being Wake County PINs 0774750159 and 0774753938, Approximately 21.94 acres located on the west side of Corporate Center Drive, approximately one-half of a mile north of its intersection with Chapel Hill Road at 951 and 1001 Corporate Center Drive are rezoned to Office Mixed Use-7 stories with conditions and Special Highway Overlay District-1 (partial) (OX-7-CU w/SHOD-1 (partial).

Conditions dated: January 3, 2020

1. Office use shall not exceed 200,000 square feet of gross floor area.
2. The building facades shall be constructed from one or more of the following materials: glass, concrete and/or clay brick masonry, cementitious siding including lap and panel products, native and masonry stone, natural wood, precast concrete, metal panels, and/or trim. Cementitious siding, including lap and panel products, shall not exceed 50% of the façade materials.
3. The following building siding materials shall be prohibited: vinyl siding, fiberboard siding, pressure treated wood, and synthetic stucco (EIFS); however, window frames, door frames, soffits, and miscellaneous trim may be constructed of wood, fiberglass, metal, or vinyl.
4. No residential dwelling unit shall include more than three (3) bedrooms.
5. No building with residential uses shall exceed 5 stories or seventy-five (75) feet in height.

Sheet Index

0064-2020

A3.07.1
A3.07.2
A3.08.1

Application

Administrative Site Review Application

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

Raleigh

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

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

Building Type		Site Transaction History
☐ Detached	☐ General	Subdivision case #: N/A
☐ Attached	☐ Mixed use	Scoping/sketch plan case #: N/A
☑ Apartment	☐ Open lot	Certificate of Appropriateness #: N/A
☐ Townhouse	☐ Civic	Board of Adjustment #: N/A
		Zoning Case #: Z-33-19
		Administrative Alternate #: N/A

GENERAL INFORMATION

Development name: Vintage Raleigh West

Inside City limits? ☑ Yes ☐ No

Property address(es): 951 & 1001 Corporate Center Drive, Raleigh, NC 27607

Site P.I.N.(s): 0774750159 & 0774753938

Please describe the scope of work. Include any additions, expansions, and change of use.
Development of Eight Apartment Buildings (Multi-Unit Living) and Amenities.

Current Property Owner/Developer Contact Name:
NOTE: please attach purchase agreement when submitting this form.

Company: Vintage Corporate Center JV, LLC	Title: N/A
Address: 3900 Merton Drive, Suite 215, Raleigh, North Carolina 27609	
Phone #: 919.239.4626	Email: tmorris@ccrdu.com
Applicant Name: Ken Thompson	
Company: JDavis Architects	Address: 510 S. Wilmington Street, Raleigh, NC 27601
Phone #: 919.835.1500	Email: kent@jdavisarchitects.com

DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): OX-7-CU	Existing gross floor area (not to be demolished): 0 SF Existing gross floor area to be demolished: 0 SF
Gross site acreage: 21.94 AC	New gross floor area: 441,882 SF
# of parking spaces required: 465	Total sf gross (to remain and new): 441,882 SF
# of parking spaces proposed: 805	Proposed # of buildings: 8
Overlay District (if applicable): SHOD-1	Proposed # of stories for each: Bldg 1-4: 4 story; Bldg 5-8: 3 story
Existing use (UDO 6.1.4): Vacant (Forestry)	
Proposed use (UDO 6.1.4): Multi-Unit Living	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0 AC Square Feet: 0 SF	Proposed Impervious Surface: Acres: 8.8 AC Square Feet: 383,328 SF
Is this a flood hazard area? ☑ Yes ☐ No	
If yes, please provide:	
Alluvial soils: Wy, Co, and Gm	
Flood study: No	
FEMA Map Panel #: 0774	
Neuse River Buffer ☑ Yes ☐ No	Wetlands ☑ Yes ☐ No

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 365	Total # of hotel units: 0
# of bedroom units: 1br ☑ 181 2br ☑ 168 3br ☑ 16 4br or more ☐	
# of lots: 1	Is your project a cottage court? ☐ Yes ☑ No

SIGNATURE BLOCK

I hereby designate Ken Thompson, JDavis Architects to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

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

Signature: _____ Date: 07/29/2020

Printed Name: Tim Keach (Manager)

14. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
15. HANDICAP PARKING SPACE(S) AND NO ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
16. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
18. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.

4. THIS PROJECT HAS A COMPACTOR FOR SOLID WASTE AND SINGLE STREAM RECYCLING.

TREE CONSERVATION NOTE

1. THIS PROJECT SITE IS EQUAL OR MORE THAN 2 ACRES. TREE CONSERVATION IS REQUIRED PER UDO SEC. 9.1.5.

Project Team

OWNER	DEVELOPER	LANDSCAPE ARCHITECT	ARCHITECT	ENGINEER	SURVEYOR
AIS Forestry & Farming, LLC 319 Chapanoke Road, Suite 102 Raleigh, North Carolina 27603 919-239-4626 919-301-6210 (fax) tmorris@ccrdu.com	Vintage Corporate Center JV, LLC 3900 Merton Drive, Suite 215, Raleigh, North Carolina 27609 919-239-4626 919-301-6210 (fax) tmorris@ccrdu.com	JDavis Architects, PLLC 510 S. Wilmington Street Raleigh, North Carolina 27601 919.835.1500 919.835.1510 (fax) kent@jdavisarchitects.com	JDavis Architects, PLLC 510 S. Wilmington Street Raleigh, North Carolina 27601 919.835.1500 919.835.1510 (fax) bill@jdavisarchitects.com	Piedmont Land Design, LLP 8522-204 Six Forks Road, Suite 204 Raleigh, North Carolina 27615 919.845.7703 919.845.7703 (fax) david@piedmontlanddesign.com	Robinson & Plante, PC 1240 SE Maynard Road, Suite 203 Cary, North Carolina 27511 919.481.1245 919.481.1213 (fax) buddy@robinsonplante.com

Vintag
Vint
951
Raleig

E SITE REVIEW

[redacted]

REVISIONS:		
	1st Review Comments	1.13.2020
	2nd Review Comments	03.19.2021
	3rd Review Comments	05.29.2021
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DRAWN BY:	SB	
CHECKED BY:	KT	
CONTENT:	COVER	
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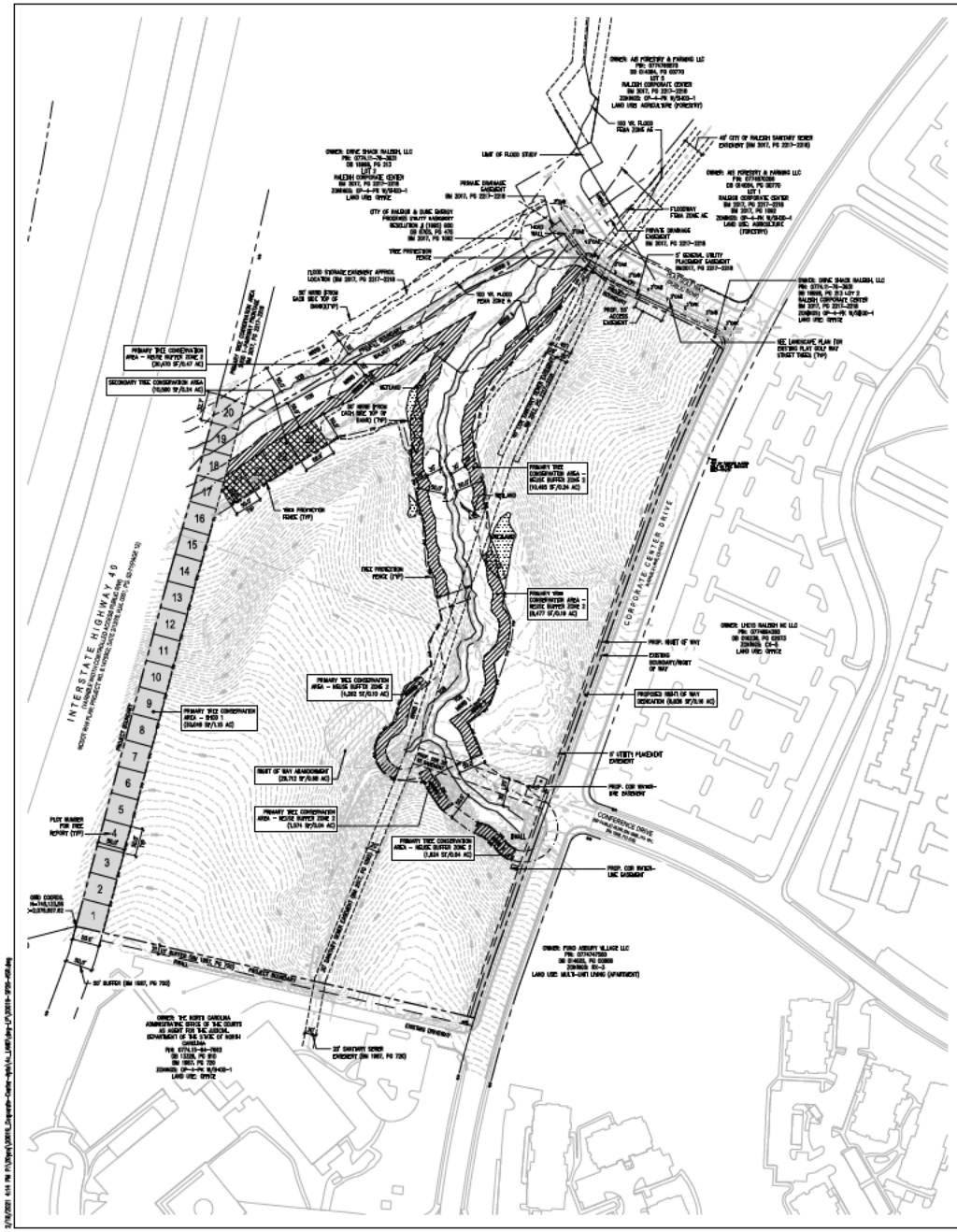

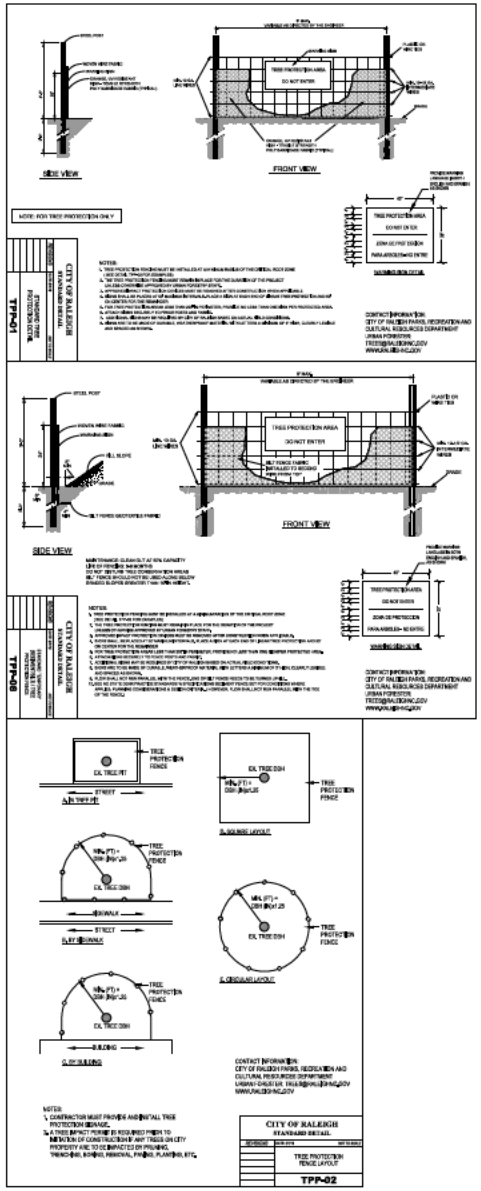

EXISTING SITE DATA:

SITE ADDRESSES:	951 & 1001 CORPORATE CENTER DR
PIN NUMBERS:	0774176939 AND 0774175938
DEED BOOK:	20 01484, PG 0073
RECORDED MAP:	BM 2017, PG 2217
ZONING(S):	CX-3-PK; NSO/CUD-1 OVERLAY

Tree Conservation Plan Data Sheet
1001 Article 8.5 Tree Conservation
(include applicable information on the plan sheet)

Project Name: Corporate Center Apartment

Gross Tract Acres	23.94 ac
Right-of-way dedicated with this project	0.85 ac
Right-of-way to be dedicated with this project	0.23 ac
Net Site Acres	22.86 ac

	Number of Acres	Percent of Tract
8.1.D.1.A.A. Primary Tree Conservation Areas		
1. Primary Tree Conservation Area - SHOD 1	1.36 ac	5.94 %
1. Primary Tree Conservation Area - SHOD 1	0.00 ac	0.00 %
2. Primary Tree Conservation Area - Parkway Frontage	0.00 ac	0.00 %
3. Primary Tree Conservation Area - CM	0.00 ac	0.00 %
4. Primary Tree Conservation Area - NRPO	0.00 ac	0.00 %
5. Primary Tree Conservation Area - Drainage ways w/ 100' BM species	0.00 ac	0.00 %
6. Primary Tree Conservation Area - Neuse Buffer zone 2	1.08 ac	4.62 %
7. Primary Tree Conservation Area - ROS (Open)	0.00 ac	0.00 %
8. Primary Tree Conservation Area - Thoroughfare	0.00 ac	0.00 %
Subtotal of Primary Tree Conservation Areas	2.44 ac	10.66 %
8.1.D.1.B.D.1 Tree Conservation Areas - Secondary	0.00 ac	0.00 %
8.1.D.1.B.1.a. & b. Secondary Tree Conservation Areas		
(include specimen trees/focus and buffer attachment compliance areas)	0.24 ac	1.01 %
8.1.D.1.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas		
(include individual trees and tree attachment compliance areas)	0.00 ac	0.00 %
Subtotal of Secondary Tree Conservation Areas	0.24 ac	1.01 %
TOTAL ALL TREE CONSERVATION AREA PROVIDED	2.67 ac	11.67 %
8.1.D.1.B. Watershed Protection Overlay Districts		
UWPOD - Wooded area (preserved)	0.00 ac	0.00 %
UWPOD - Wooded Area (planted)	0.00 ac	0.00 %
PWPOD - Wooded Area (preserved)	0.00 ac	0.00 %
PWPOD - Wooded Area (planted)	0.00 ac	0.00 %
SWPOD - Wooded Area (preserved)	0.00 ac	0.00 %
SWPOD - Wooded Area (planted)	0.00 ac	0.00 %

TREE CONSERVATION AREA LEGEND:

- PRIMARY TREE CONSERVATION AREA - SHOD 1
- PRIMARY CONSERVATION AREA - NEUSE BUFFER ZONE 2
- SECONDARY TREE CONSERVATION AREA

REFER TO TREE REPORT BY LEAF AND LIMB.

REFERENCE:
Z-35-49; BM2017, PG2217-2218; STC-09-2020; BOA-0064-2020

ASR-0054-2020

TREE CONSERVATION PLAN

Know what's below. Call before you dig.

SCALE: 1" = 100'

JDAVIS
910 South Wilmington Street | Raleigh, NC 27601 | 919.833.3672
1218 Crescent St, Ste 1 | Durham, NC 27707 | 919.286.4127

ASR-0054-2020

Vintage Corporate Center JV, LLC
Vintage Corporate Center
951 and 1001 Corporate Center Drive
Raleigh, North Carolina 27607

ADMINISTRATIVE SITE PLAN

[redacted]

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PROJECT:	VCC-20019	
ISSUE:	Administrative Site Review	DATE 07.23.2020
REVISIONS:	1st Review Comments	11.13.2020
	2nd Review Comments	03.19.2021
DRAWN BY:	SB	
CHECKED BY:	KT	
CONTENT:	TREE CONSERVATION PLAN	

LT1.1

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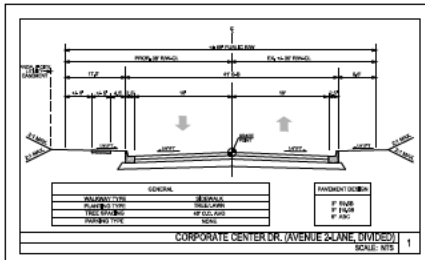


UDO SECTION 6.3.5.D CROSS ACCESS

CROSS ACCESS CANNOT BE PROVIDED TO

1. PIN 0774925920—BECAUSE OF STEEP SLOPES IN EXCESS OF 25% WITHIN 10' OF THE PROPERTY LINE (6.3.5.D.3.a.3)
2. PIN 0774947959—BECAUSE OF STEEP SLOPES IN EXCESS OF 25% WITHIN 10' OF THE PROPERTY LINE (6.3.5.D.3.a.3)

UDO SECTION 6.3.5.D CROSS ACCESS

PER TC-6-19 SECTION 7

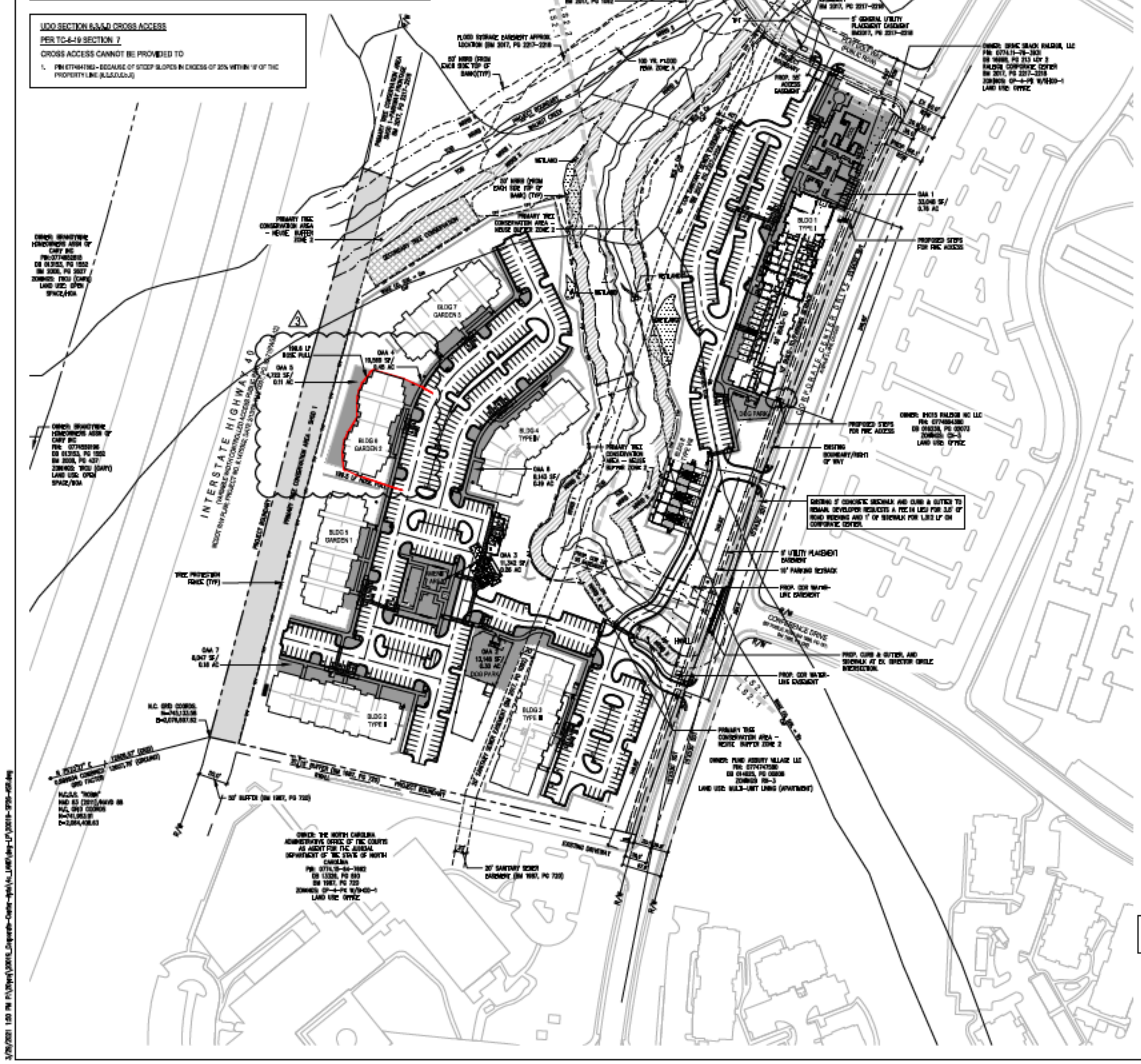
CROSS ACCESS CANNOT BE PROVIDED TO

1. PIN 0774947962—BECAUSE OF STEEP SLOPES IN EXCESS OF 25% WITHIN 10' OF THE PROPERTY LINE (6.3.5.D.3.a.3)

HC RAMPS:

1. ALL HC RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.

REFER TO LS2.1 & LS2.2 FOR ENLARGED PLAN.



Overall Site Data - 07.25.2020 (updated 05.28.2020)	Project: Vintage Corporate Center
1 Zoning	
2 Section 2.2.4 Apartment Use Dimensional Standards	OX-7-CU
A. Site Dimensions	
A.1 Area (min)	10,000 SF
A.1 Area (max)	n/a
A.2 Width (min)	n/a
A.3 Outdoor amenity area	10 %
B. Building / structure setbacks	
B.1 From primary street (min)	0 FT
B.2 From side street (min)	0 FT
B.3 From side lot line (min)	0 or 6 FT
B.4 From rear lot line (min)	0 or 6 FT
B.5 From alley (min)	4 or 20 FT (to)
C. Parking setbacks	
C.1 From primary street (min)	10 FT
C.2 From side street (min)	10 FT
C.3 From side lot line (min)	0 or 3 FT
C.4 From rear lot line (min)	0 or 3 FT
C.5 From alley (min)	4 FT
D. Buildings	
D.1 Primary street build-to (minimum)	10 to 80 FT
D.2 Building width in build-to (min)	50 %
D.3 Side street build-to (minimum)	10 to 80 FT
D.4 Building width in side build-to (min)	35 %
E. Height	
E1 Principal building (max)	OX(7)-CU (90 max) 7 Story
Residential building per 2.2.5-2019	2.2.5-2019 residential use - 50' max - 5 Story
E2 Accessory structure (max)	35 FT
F. Floor heights	
F1 Ground floor elevation (min)	
Residential	0 FT
Ground level	n/a FT
F2 Ground story height, floor to floor (min)	n/a FT
F3 Upper story height, floor to floor (min)	n/a FT
G. Transparency	
G1 Ground story (min)	30 %
G2 Upper story (min)	15 %
G3 Blank wall area (max)	30 FT
J. Allowed building elements	
Balcony	
Dormer / awning	
3 Streetscape requirements(sec. 6.3.2.G)	Streetscape & tree lawns
A. Utility placement	0 FT
B. Maintenance strip	2 FT
C. Sidewalk (min)	6 FT
D. Planting area (min)	6 FT
General	
Walkway type	Sidewalk
Planting type	tree lawn
Tree spacing	40 O.C. avg
4 Site Data	
5 Tract area	
PIN 0774925920	10.4 AC
PIN 0774925920	11.6 AC
Street acreage	21.9 AC
Five foot of way closure (Gravitas Circle)	0.7 AC
Less right of way dedication (Corporate Center Drive)	0.2 AC
Net acreage	22.4 AC
6 Proposed use	Multi-unit living (Apartment)

	1 BR	2 BR	3 BR	EU
Building #1 - corridor w/ seating and clubhouse	40	40	0	80
Building #2 - corridor	26	26	0	52
Building #3 - corridor	30	30	18	78
Building #4 - corridor	27	31	0	58
Building #5 - breezeway	34	0	0	34
Building #6 - breezeway	0	34	0	34
Building #7 - breezeway	34	34	0	68
Building #8 - individual entrance and garage	0	0	0	0
Total	191	195	18	404

7 Gross square footage			
Building #1			112,477 SF
Building #2			70,088 SF
Building #3			84,065 SF
Building #4			69,061 SF
Building #5			41,748 SF
Building #6			41,748 SF
Building #7			43,700 SF
Building #8			43,700 SF
Total			441,587 SF
Impervious (IW)	441,882	22.41 ac	45.0%
Walking but coverage	116,618	22.41 ac	12.2%
Proposed density	388	22.41 ac	18.3 DU/AC
8 Setbacks			
Build to (sec. 3.2.4.D)			
Primary Street Name		Corporate Center Dr.	
Primary Street Frontage		1,312.21 FT	
Less ingress (sec. 1.1.6.D.4)		28.10 FT	
Less cross streets (sec. 1.1.6.C.4)		407.40 FT	
Less TCA (sec. 9.1.3.J.2)		0.00 FT	
Less secondary driveways (sec. 1.1.6.C.4)		28.00 FT	
Less sanitary sewer easmt. (sec. 1.1.6.C.4)		18.84 FT	
Adjusted frontage		844.15 FT	
Primary Street Build-to required	844.12 x 70% =	590.88 FT	
Primary Street Build-to provided			
Building #1	70%	348.80 FT	
9 Outdoor amenity area (UDO section 3.2.4.A3)			
Area required - 10% of net acreage	22.4 x 10% =	2.24 AC	
		97,604 SF	
Area provided - OAA #1 (Pool area)	33,048 SF	0.76 AC	
Area provided - OAA #2 (dog park)	13,148 SF	0.30 AC	
Area provided - OAA #3 (Tot square)	11,340 SF	0.26 AC	
Area provided - OAA #4 (bocce 3-1)	19,569 SF	0.45 AC	
Area provided - OAA #5 (Bocce 2)	4,700 SF	0.11 AC	
Area provided - OAA #6 (Bocce 1)	7,123 SF	0.16 AC	
Area provided - OAA #7 (Bocce 2)	8,047 SF	0.18 AC	
Total	96,975 SF	2.23 AC	
10 Building height			
Allowed height for residential buildings (2.2.5-19)		(7F max) 5 Story	
Proposed height			
Building #1	84' - 8 13/16"	4 story w/ basement	
Building #2	60' - 8 3/4"	4 story w/ basement	
Building #3	64' - 4 7/8"	4 story	
Building #4	56'-8 3/4"	4 story w/ basement	
Building #5	33' - 3 1/2"	3 story	
Building #6	33' - 3 1/2"	3 story	
Building #7	50' - 7 1/4"	3 story w/ basement	
Building #8	52' - 3 13/16"	3 story	
11 Required parking (UDO section 7.1.2.C)			
Multi-unit living			
1 BR	181 x 1.0 =	181 SF	
2 BR	195 x 1.5 =	292.5 SF	
3 BR	18 x 2.0 =	36 SF	
Total		489 SF	
Parking provided			
Standard surface space		486 SF	
Garage space		17 SF	
HC surface space		20 SF	
Total spaces provided		523 SF	
Surface parking % of required		106.11%	
12 Required bicycle parking (UDO section 7.1.2)			
Total required			
Short term (1 space per 20 rooms, min. 4)	388 x 20 =	19 SF	
	18 outside + 26 in bldg = 44 SF		
Total bike parking provided		44 SF	
13 7' Floor heights	Required	Provided	
F1 Ground floor elevation (min)			
Residential "see note 10 below"	0 FT	0 FT	
14 Streetscape requirements(sec. 6.3.2.G)	Required	Provided	
A. Utility placement	0 FT	0.0 FT	
B. Maintenance strip	2 FT	2.0 FT	
C. Sidewalk (min) "see note #4 below"	6 FT	5.0 FT	
D. Planting area (min)	6 FT	6.0 FT	
Walkway type	Sidewalk	Sidewalk	
Planting type	tree lawn	tree lawn	
Tree spacing	40 OC avg	40 O.C. avg	
15 Impervious area			
Existing		2.90 AC	
Proposed		8.84 AC	
16 Notes			

#1 - Directors Circle RW needs closure (STC-09-2020) approved by the city council, public hearing scheduled for November 4, 2020. see DB 16 in site data table for AC

#2 - A 20' City of Raleigh sanitary sewer easement will be provided for the existing sewer line over Directors Circle R/W is closed.

#3 - Developer to request BOA variance for 2' ground floor elevation (sec. 1.5.7.B) see item #13 in site data table and neither has step back in retaining walls in excess of 10' within 30' of a public closed (sec. 7.3.4.C.1) for 1 retaining wall located at the property area on the north side of building #1 Both variances were approved, see BOA-0064-2020

#4 - Developer required few mow (#1) for 3 ft of road widening and 7' of sidewalk for 1,312 LF

OVERALL SITE PLAN

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
3. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
4. THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
5. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
6. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (919) 996-4040.
7. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
8. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
9. ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY ROBINSON & PLANTE, PCB GARY, NORTH CAROLINA, IN MARCH, 2020 IN DIGITAL FORMAT, SURVEY ESSENTIAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JULY, 2020.
10. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, BOLLARDS, FENCE, WALL, SIGN, OR PARKED VEHICLE.
11. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
12. UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
13. TRASH AND CARDBOARD DUMPSTERS ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
14. GROUND-MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF SEC.7.2.5.D.4 AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.
15. ALL HVAC EQUIPMENTS OF THIS PROJECT TO BE LOCATED ON THE ROOF OF BUILDINGS AND SCREENED WITH PARAPETS.
16. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTACT 811 ONE-CALL AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
17. HANDICAP PARKING SPACES AND HC ACCESS AISLES SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTIONS, AS PER ADA STANDARDS.
18. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
19. ALL RETAINING WALLS GREATER THAN 30" HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
20. THE MINIMUM CORNER CLEARANCE FROM THE CURBLINE OF INTERSECTING STREETS SHALL BE AT LEAST 25 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO OBSTRUCTIONS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
21. HC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
22. ALL RAMPS AND RAMPWALLS SHALL BE CONFORM TO ANSI, NCSSC, AND ICC STANDARDS AND SPECIFICATIONS.
23. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICES, HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
24. UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.
25. SPECIAL USE PERMIT REQUIRED FOR POOLS WITH ANY LINEAR DIMENSION GREATER 65 FEET OR WITH ANY AREAS IN EXCESS OF 4,000 SQUARE FEET.

ACCESSIBILITY NOTES:

1. ALL INTERSECTIONS OF ACCESSIBLE ROUTE SHALL HAVE MINIMUM 5'x5' LANDING.
2. MINIMUM LANDING AT ACCESSIBLE FOR HC PARKING SPACE SHALL BE 5'x8'.
3. ALL LANDINGS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
4. HANDICAP PARKING SPACES AND HC ACCESS AISLES SHALL BE NO GREATER THAN 2% SLOPE IN ANY DIRECTION.
5. ALL ACCESSIBLE ROUTE SHALL NOT EXCEED 2% CROSS SLOPE. MAXIMUM RAMP RUN TO BE 30'-0". RAMP MUST HAVE BETWEEN 36" AND 42" HEIGHT HANDRAILS ON BOTH SIDES IF THE SLOPE IS GREATER THAN 5%, AND MINIMUM ONE LANDING SHALL BE PROVIDED EVERY 30' MAXIMUM RUN. MINIMUM 5'x5' LANDING IS REQUIRED AT THE TOP & BOTTOM OF THE RAMP. MINIMUM 5'x5' TURN PLATFORM LANDING IS REQUIRED.
6. ALL CROSS WALK SHALL BE NO GREATER THAN 2% SLOPE IN ANY DIRECTION.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ADA STANDARDS.
8. REFER TO GRADING PLAN FOR ACCESSIBLE ROUTE.

LEGEND:

- EX. FIRE HYDRANT
- BIKE RACK FOR TWO (2) BICYCLES
- HC PARKING
- PROJECT BOUNDARY
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY LINE
- PROP. UTILITY EASEMENT
- WETLAND
- TREE PROTECTION FENCE
- ACCESSIBLE ROUTE
- OUTDOOR AMENITY AREA
- PRIMARY TREE CONSERVATION AREA • SHOD-1
- PRIMARY TREE CONSERVATION AREA • NEUSE BUFFER ZONE 2
- SECONDARY TREE CONSERVATION AREA

REFERENCE:
Z-03-49; SM2017; PG22/17-2216; STC-09-2020;
BOA-0064-2020

ASR-0054-2020

Know what's below. Call before you dig.

SCALE: 1" = 100'

JDAVIS
910 South Wilmington Street | Raleigh, NC 27601 | ...
1205 Crescent St, Ste 1 | Durham, NC 27707 | ...

ASR-0054-2020

Vintage Corporate Center JV, LLC
Vintage Corporate Center
951 and 1001 Corporate Center Drive
Raleigh, North Carolina 27607

ADMINISTRATIVE SITE PLAN

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

PROJECT:	VCC-20019	DATE
ISSUE:	Administrative Site Review	07.23.2020
REVISIONS:	1st Review Comments	11.23.2020
	2nd Review Comments	03.19.2021
	3rd Review Comments	05.28.2021

DRAWN BY: KT, CK, SS
CHECKED BY: KT
CONTENT: OVERALL SITE PLAN

LS1.1

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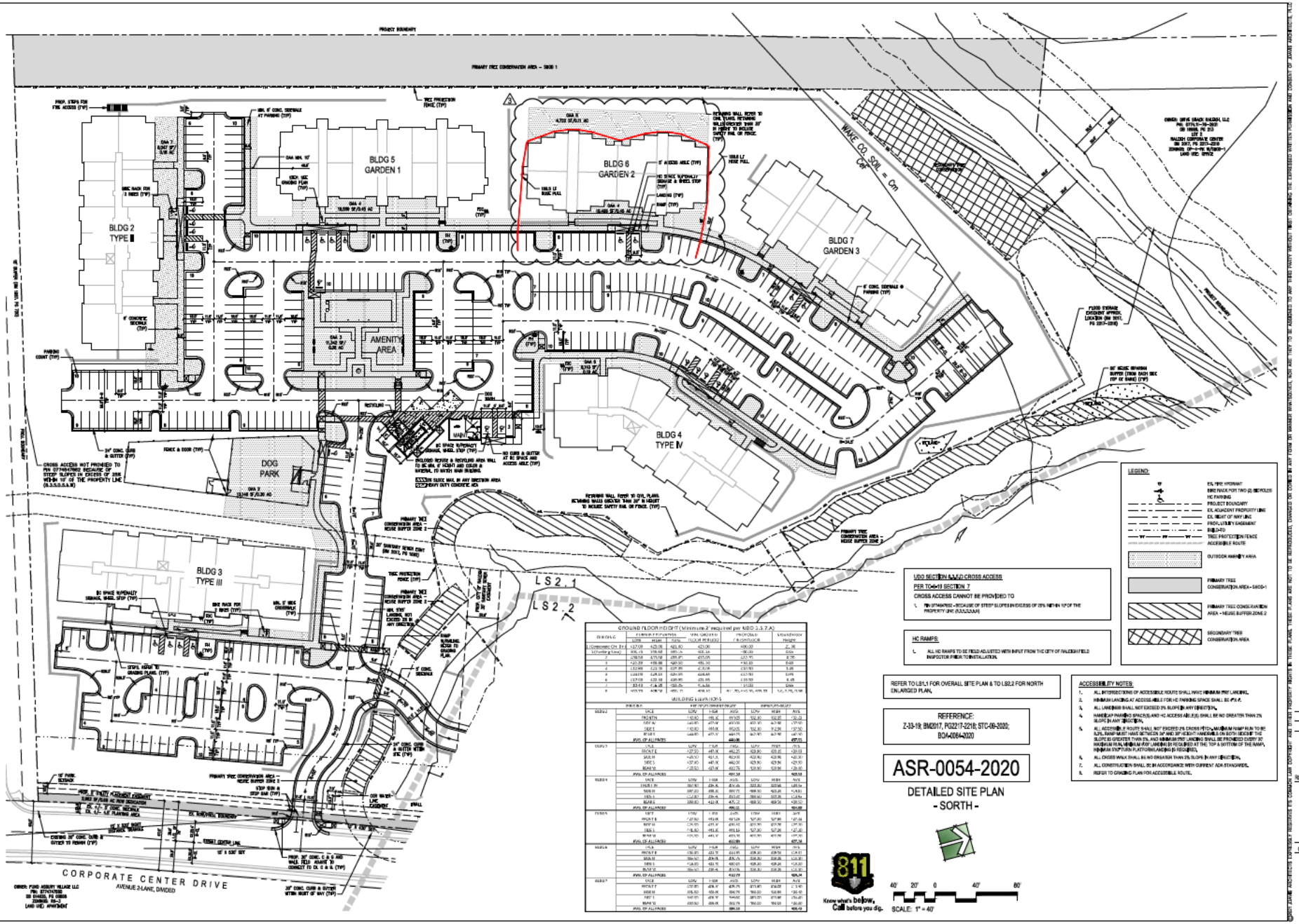


GROUND FLOOR HEIGHT (Minimum 2' required per UDO 3.3.7.A)

BUILDING	FURNISHED PLANTING		VIRTUAL GROUND FLOOR PER PLAN	PROPOSED FIN FLOOR	GROUND FLOOR HEIGHT
	LOW	HIGH			
1 (Concrete On Grade)	427.08	428.08	428.00	430.00	2.00
2 (Varies by Level)	436.43	438.68	436.34	438.34	2.00
3	438.54	439.04	438.47	440.05	1.58
4	442.39	443.88	442.30	443.30	0.88
5	442.69	443.19	442.66	443.66	1.00
6	444.19	444.69	444.05	445.53	1.48
7	447.08	447.58	446.95	448.55	1.60
8	447.14	447.64	446.96	448.56	1.60
9	449.79	450.29	449.71	450.50	0.79

BUILDING ELEVATIONS

BUILDING	FACE	FURNISHED PLANTING			PROPOSED FIN FLOOR		
		LOW	HIGH	AVG.	LOW	HIGH	AVG.
BLDG 2	FACE						
	PROPERTY	431.80	435.10	433.50	432.40	432.87	432.63
	FIRE W	440.81	441.41	441.00	439.91	439.98	439.95
	FIRE E	432.80	433.40	433.05	432.30	432.38	432.30
	RFUR	444.81	445.41	445.05	443.91	443.98	443.95
	AVG. OF ALL FACES			444.05			443.95
BLDG 3	FACE	LOW	HIGH	AVG.	LOW	HIGH	AVG.
	PROPERTY	437.20	441.10	439.25	439.90	439.97	439.93
	FIRE W	441.81	441.41	441.60	439.91	439.98	439.95
	FIRE E	437.80	441.40	440.00	439.90	439.98	439.90
	REAR W	437.80	437.40	437.75	439.90	439.98	439.90
	AVG. OF ALL FACES			439.34			439.94
BLDG 4	FACE	LOW	HIGH	AVG.	LOW	HIGH	AVG.
	FIRE E W	450.80	451.40	450.40	452.80	452.88	452.84
	PROPERTY	447.20	448.20	447.73	448.30	448.40	448.35
	REAR N	447.20	448.20	447.73	448.30	448.40	448.35
	REAR S	450.80	451.40	450.40	452.80	452.88	452.84
	AVG. OF ALL FACES			448.26			450.68
BLDG 5	FACE	LOW	HIGH	AVG.	LOW	HIGH	AVG.
	PROPERTY	437.80	441.10	439.50	437.30	437.38	437.34
	FIRE W	441.81	441.41	441.60	439.91	439.98	439.95
	FIRE E	438.80	441.40	441.10	437.30	437.38	437.30
	REAR W	441.81	441.41	441.60	439.91	439.98	439.95
	AVG. OF ALL FACES			440.80			437.94
BLDG 6	FACE	LOW	HIGH	AVG.	LOW	HIGH	AVG.
	PROPERTY	438.80	439.70	439.25	439.70	439.78	439.74
	REAR W	438.80	439.40	439.10	439.30	439.38	439.34
	REAR E	438.80	439.40	439.10	439.30	439.38	439.34
	AVG. OF ALL FACES			439.15			439.34
BLDG 7	FACE	LOW	HIGH	AVG.	LOW	HIGH	AVG.
	PROPERTY	437.80	438.70	438.25	439.80	439.88	439.84
	REAR W	438.80	439.40	439.10	439.30	439.38	439.34
	REAR E	440.80	441.40	441.10	441.30	441.38	441.34
	AVG. OF ALL FACES			439.15			439.34

UDO SECTION 8.3.2.D CROSS ACCESS

PER TC4-19 SECTION 7

CROSS ACCESS CANNOT BE PROVIDED TO

1. PIN 0794967652 - BECAUSE OF STEEP SLOPES IN EXCESS OF 25% WITHIN 10' OF THE PROPERTY LINE (8.3.3.D.2.a.iii)

HC RAMPS:

1. ALL HC RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.

REFER TO LS1.1 FOR OVERALL SITE PLAN & TO LS2.2 FOR NORTH ENLARGED PLAN.

REFFERENCE:
Z-33-19; BM2017, PG2217-2218; STC-09-2020;
BOA-0064-2020

ASR-0054-2020

DETAILED SITE PLAN
- SORTH -

LEGEND:

- EX. FIRE HYDRANT
- BIKE RACK FOR TWO (2) BICYCLES
- HC PARKING
- PROJECT BOUNDARY
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY LINE
- PROPOSED UTILITY EASEMENT
- DELETED
- TREE PROTECTION FENCE
- ACCESSIBLE ROUTE
- OUTDOOR AMENITY AREA
- PRIMARY TREE CONSERVATION AREA - SHOD-1
- PRIMARY TREE CONSERVATION AREA - NEUSE BUFFER ZONE 2
- SECONDARY TREE CONSERVATION AREA

ACCESSIBILITY NOTES:

1. ALL INTERSECTIONS OF ACCESSIBLE ROUTE SHALL HAVE MINIMUM 5'X5' LANDING.
2. MINIMUM LANDING AT ACCESSIBLE FOR HC PARKING SPACE SHALL BE 5'X5'.
3. ALL LANDINGS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
4. HANDICAP PARKING SPACES (5) AND <2 ACCESS AISLES) SHALL BE NO GREATER THAN 2% SLOPE IN ANY DIRECTION.
5. ALL ACCESSIBLE ROUTE SHALL NOT EXCEED 2% CROSS PITCH. MAXIMUM RAMP RUN TO BE 30 FT. RAMP MUST HAVE BETWEEN 34" AND 38" HEIGHT HANDRAILS ON BOTH SIDES IF THE SLOPE IS GREATER THAN 5%. AND MINIMUM 5'X5' LANDING SHALL BE PROVIDED EVERY 30' MAXIMUM RUN. MINIMUM 4'X5' LANDING IS REQUIRED AT THE TOP & BOTTOM OF THE RAMP. MINIMUM 5'X5' TURN PLATFORM/LANDING IS REQUIRED.
6. ALL CROSS WALK SHALL BE NO GREATER THAN 2% SLOPE IN ANY DIRECTION.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ADA STANDARDS.
8. REFER TO GRADING PLAN FOR ACCESSIBLE ROUTE.

Know what's below. Call before you dig.

SCALE: 1" = 40'

JDAVIS

Vintage Corporate Center JV, LLC
Vintage Corporate Center
951 and 1001 Corporate Center Drive
Raleigh, North Carolina 27607

ASR-0054-2020

ADMINISTRATIVE SITE PLAN

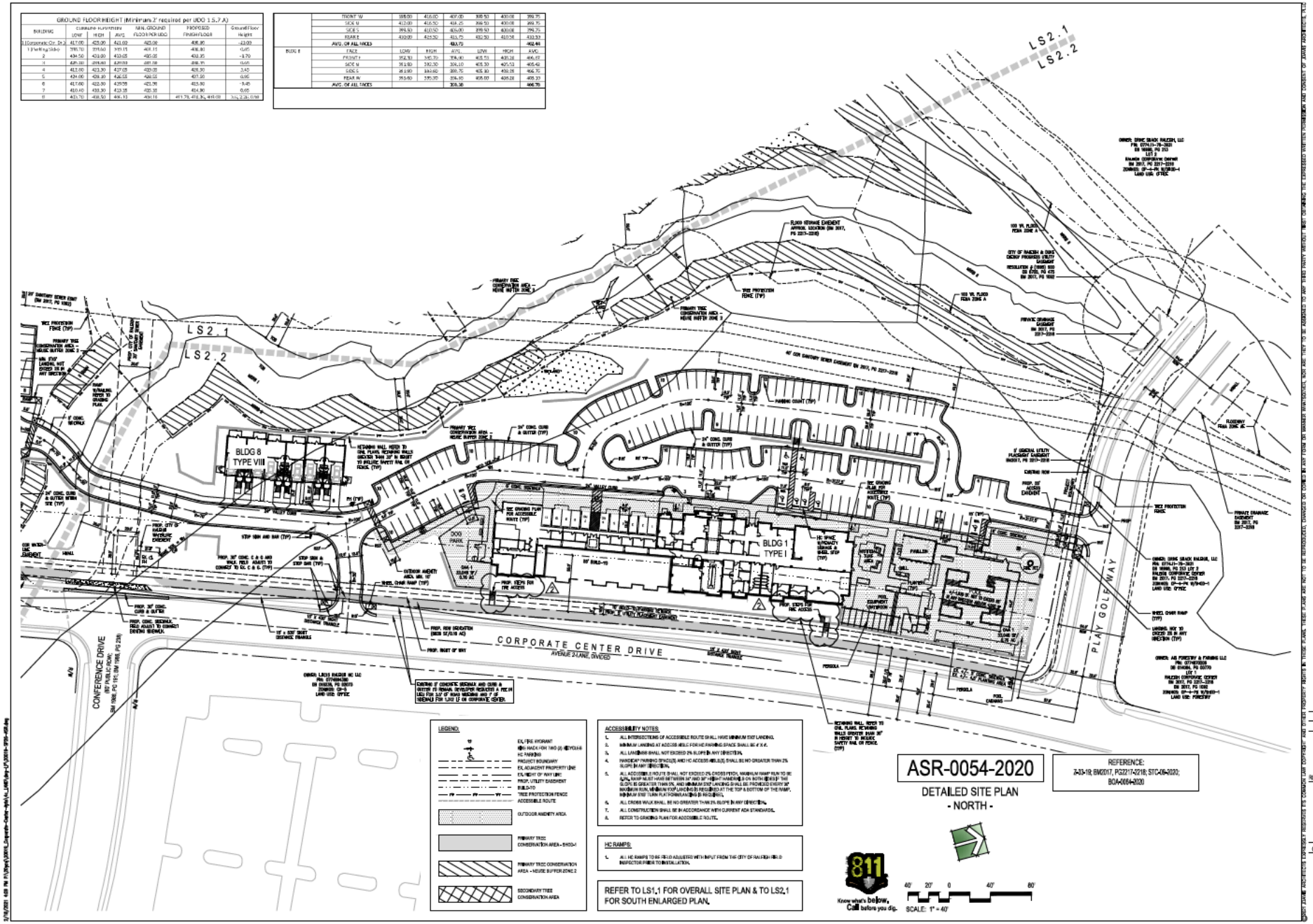
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

PROJECT:	VCC-20019	DATE
ISSUE:	Administrative Site Review	03.23.2020
REVISIONS:	1st Review Comments	1.23.2020
	2nd Review Comments	03.19.2021
	3rd Review Comments	03.29.2021
DRAWN BY:	KT, SB	
CHECKED BY:	KT	
CONTENT:	DETAILED SITE PLAN SOUTH	

LS2.1

GROUND FLOOR HEIGHT (Minimum 2' required per UDO 1.5.7.A)						
BUILDING	CURRENT FLOOR HEIGHT			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR	Ground Floor Height
	LOW	HIGH	AVG.			
1 (Corporate Ctr. Dr.)	417.00	425.00	421.00	425.00	426.50	+2.00
1 (Parking Side)	398.70	399.60	399.15	408.15	408.30	+9.15
2	434.50	433.00	433.05	435.05	433.35	-1.70
3	428.30	428.60	428.53	431.58	428.75	0.05
4	423.00	423.30	423.15	429.15	426.30	3.15
5	424.00	426.30	426.55	428.55	427.50	0.95
6	417.00	423.00	419.58	421.58	415.30	-3.45
7	410.40	416.30	413.35	415.35	414.30	0.95
8	413.70	416.50	414.13	434.16	411.75, 413.35, 411.00	3.14, 2.16, 0.98

	FRONT W	398.00	416.00	407.00	398.50	400.00	399.75	
	SIDE N	412.00	416.50	414.25	399.50	400.00	399.75	
	SIDE S	399.50	410.50	404.00	399.50	400.00	399.75	
	REAR E	420.00	424.50	415.75	410.50	410.50	410.50	
	AVG. OF ALL FACES			413.75			402.44	
BLDG 8	FACE	LOW	HIGH	AVG.	LOW	HIGH	AVG.	
	FRONT I	392.30	395.70	394.00	405.50	405.50	405.50	
	SIDE N	391.80	392.30	392.10	405.30	405.50	405.42	
	SIDE S	389.80	390.60	390.75	405.30	405.50	405.75	
	REAR W	395.60	395.95	394.45	405.00	405.50	405.50	
	AVG. OF ALL FACES			393.38			405.79	



LEGEND:

- EX./FIRE HYDRANT
- MB-MAIL-FOR TWO (2) BICYCLE HC PARKING
- PROJECT BOUNDARY
- EX. ADJACENT PROPERTY LINE
- EX./RIGHT OF WAY LINE
- PROP. UTILITY EASEMENT
- BUILD-TO
- TREE PROTECTION FENCE
- ACCESSIBLE ROUTE
- OUTDOOR AMENITY AREA
- PRIMARY TREE CONSERVATION AREA - BMD3-1
- PRIMARY TREE CONSERVATION AREA - NEUSE BUFFER ZONE 2
- SECONDARY TREE CONSERVATION AREA

ACCESSIBILITY NOTES:

1. ALL INTERSECTIONS OF ACCESSIBLE ROUTE SHALL HAVE MINIMUM 5'X5' LANDING.
2. MINIMUM LANDING AT ACCESS AISLE FOR HC PARKING SPACE SHALL BE 4' X 4'.
3. ALL LANDINGS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
4. HANDICAP PARKING SPACES AND HC ACCESS AISLES SHALL BE NO GREATER THAN 2% SLOPE IN ANY DIRECTION.
5. ALL ACCESSIBLE ROUTE SHALL NOT EXCEED 2% CROSS PITCH, MAXIMUM RAMP RUN TO BE 6.0M, RAMP MUST HAVE BETWEEN 34" AND 38" HEIGHT HANDRAILS ON BOTH SIDES IF THE SLOPE IS GREATER THAN 5%, AND MINIMUM 5'X5' LANDING SHALL BE PROVIDED EVERY 30' MAXIMUM RUN. MINIMUM 5'X5' LANDINGS REQUIRED AT THE TOP & BOTTOM OF THE RAMP. MINIMUM 5'X5' TURN PLATFORM LANDINGS REQUIRED.
6. ALL CROSS WALK SHALL BE NO GREATER THAN 2% SLOPE IN ANY DIRECTION.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ADA STANDARDS.
8. REFER TO GRADING PLAN FOR ACCESSIBLE ROUTE.

HC RAMPS:

1. ALL HC RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.

REFER TO LS1.1 FOR OVERALL SITE PLAN & TO LS2.1 FOR SOUTH ENLARGED PLAN.

ASR-0054-2020

DETAILED SITE PLAN
- NORTH -

REFERENCE:
Z-33-19; BM2017, PG2217-2218; STC-05-2020; BOA-0054-2020

811 Know what's below. Call before you dig.

40' 20' 0 40' 80'
SCALE: 1" = 40'

JDAVIS
910 Raleigh Millbrook Street | Raleigh, NC 27610 | 919.231.1000
1218 Crescent St, Ste 1 | Lexington, KY 40502 | 859.252.4127

ASR-0054-2020

Vintage Corporate Center JV, LLC
Vintage Corporate Center
951 and 1001 Corporate Center Drive
Raleigh, North Carolina 27607

ADMINISTRATIVE SITE PLAN

[redacted]

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PROJECT:	VCC-20019	
ISSUE:	Administrative Site Review	DATE 07.23.2020
REVISIONS:	1 1st Review Comments	1 11.13.2020
	2 2nd Review Comments	02.19.2021
DRAWN BY:	KT, SB	
CHECKED BY:	KT	
CONTENT:	DETAILED SITE PLAN NORTH	

LS2.2

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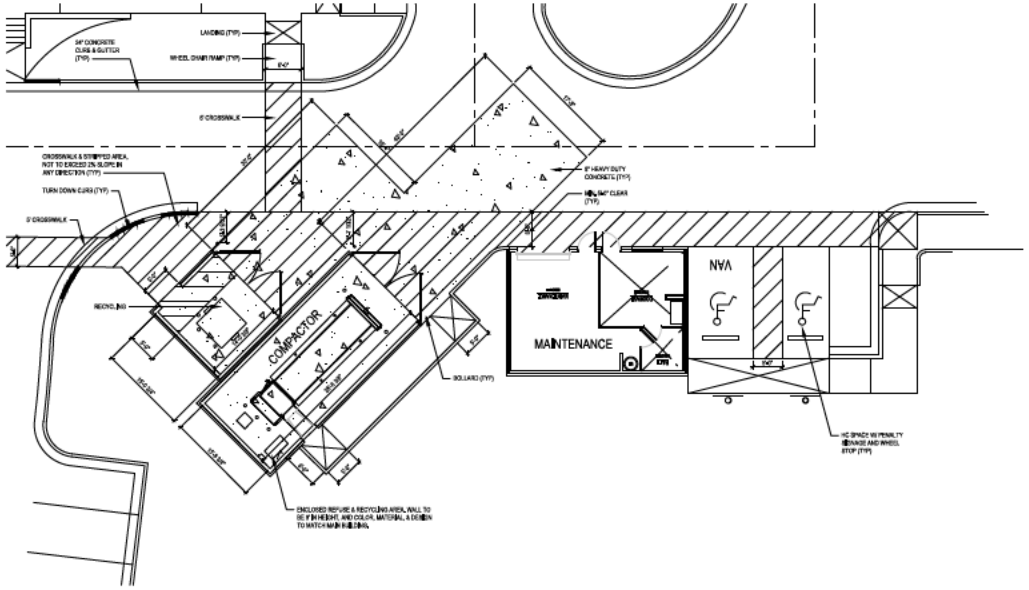
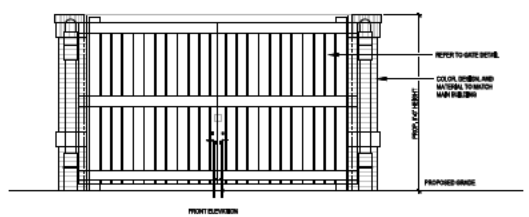
2/16/2021 4:03 PM P:\Vintage\VCC019_Corporate Center-Apts\Ac_JDAVIS\dwg-LP\VCC019-SPP-ASR.dwg



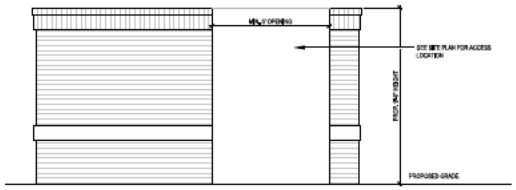
REFUSE AREA
SCALE: 1" = 10'
2



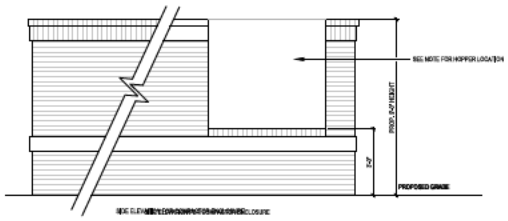
FRONT ELEVATION

NOTES:

1. WALL DESIGN TO BE REVIEWED BY STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
2. COMPACTOR ENCLOSURE HOPPER'S EXACT LOCATION AND HEIGHT TO BE DETERMINED BY COMPACTOR MANUFACTURER'S GUIDELINES.
3. ALL COMPACTOR SUPPORTS SHALL BE SUPPLIED BY THE COMPACTOR MANUFACTURE.
4. CONTRACTOR SHALL SUBMIT TRASH COMPACTOR SHOP DRAWINGS TO ARCHITECT FOR REVIEW & APPROVAL PRIOR TO PURCHASE & INSTALL.
5. ACCESSIBILITY TO COMPACTOR SHALL BE REVIEWED BY CIVIL ENGINEER PRIOR TO INSTALLATION.
6. COMPACTOR CHUTE ANGLE SHALL BE ALL 90 DEGREE.
7. ALL DOORS SHALL BE ABLE TO OPEN, NOT EQUAL, TO BUT GREATER THAN 90 DEGREES.
8. IF THE CHUTE HAS A DOOR, IT MUST BE LEVER HANDLE AND BE MOUNTED NO HIGHER THAN 48" ABOVE FINISHED FLOOR.
9. IF ELECTRIC CONTROLS FOR SOMEONE TO CRUSH/REPLACE DEBRIS AT THE CHUTE OPENING, THEY MAY NOT BE MOUNTED NO HIGHER THAN 48" ABOVE FINISHED FLOOR.
10. MINIMUM HEIGHT OF THE ENCLOSURE SHALL MEET OR EXCEED THE HIGHEST POINT OF ANY COMPACTOR, DUMPSTER, ORBIN.



SIDE ELEVATION FOR RECYCLING AREA ENCLOSURE



SIDE ELEVATION FOR COMPACTOR ENCLOSURE

TYPICAL REFUSE ENCLOSURE
SCALE: NTS
1

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1318 Chestnut Street, 7th Floor | Philadelphia, PA 19107 | 267.216.2400
ASR-0054-2020

Vintage Corporate Center JV, LLC
Vintage Corporate Center
951 and 1001 Corporate Center Drive
Raleigh, North Carolina 27607

ADMINISTRATIVE SITE REVIEW

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PROJECT:	VCC-20019	DATE
ISSUE:	Administrative Site	07.23.2020
REVISIONS:	1st Review Comments	11.13.2020
	2nd Review Comments	03.19.2021

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

LS3.1

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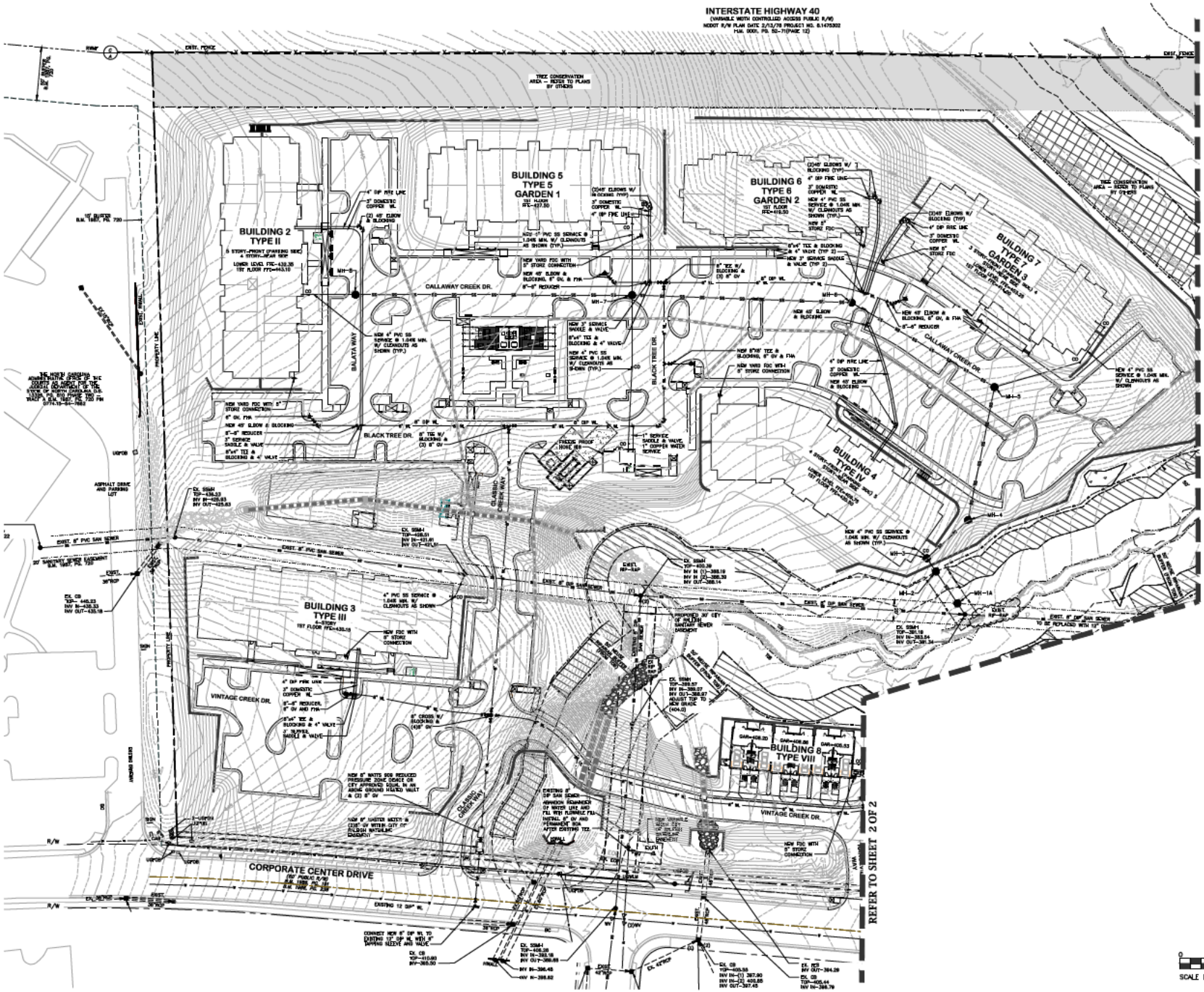


NORTH

0 40 80 120

SCALE IN FEET

PHD

PHDMONTANDESIGNLLP
8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX
ENGR. FIRM LICENSE NO. F-0843

3/29/21

PRELIMINARY
NOT FOR CONSTRUCTION

VINTAGE RALEIGH WEST

CORPORATE CENTER DRIVE
RALEIGH, NORTH CAROLINA

ISSUE [redacted]

REVISIONS

1 [redacted]
PER [redacted]

2 20 JAN 2021
PER CITY COMMENTS

3 29 MAR 2021
PER CITY COMMENTS

DRAWN BY: MLS
CHECKED BY: JDL

PROJECT: CCCCDR

PRELIMINARY
UTILITY PLAN
1 OF 2

DWG. NO. PA.3

F:\Projects\CCCCDR\ASR Submittal\2021-01-20 - 3rd Submittal\261237424778950175$-web-restore...\ccccdr_base.dwg - UTILITY PLAN Mar 28, '21 - 8:43am

CITY OF RALEIGH STANDARD UTILITY NOTES

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
   - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL
   - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER
   - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
   - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
   - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-48)
   - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
7. INSTALL COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
8. INSTALL PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOT/RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION

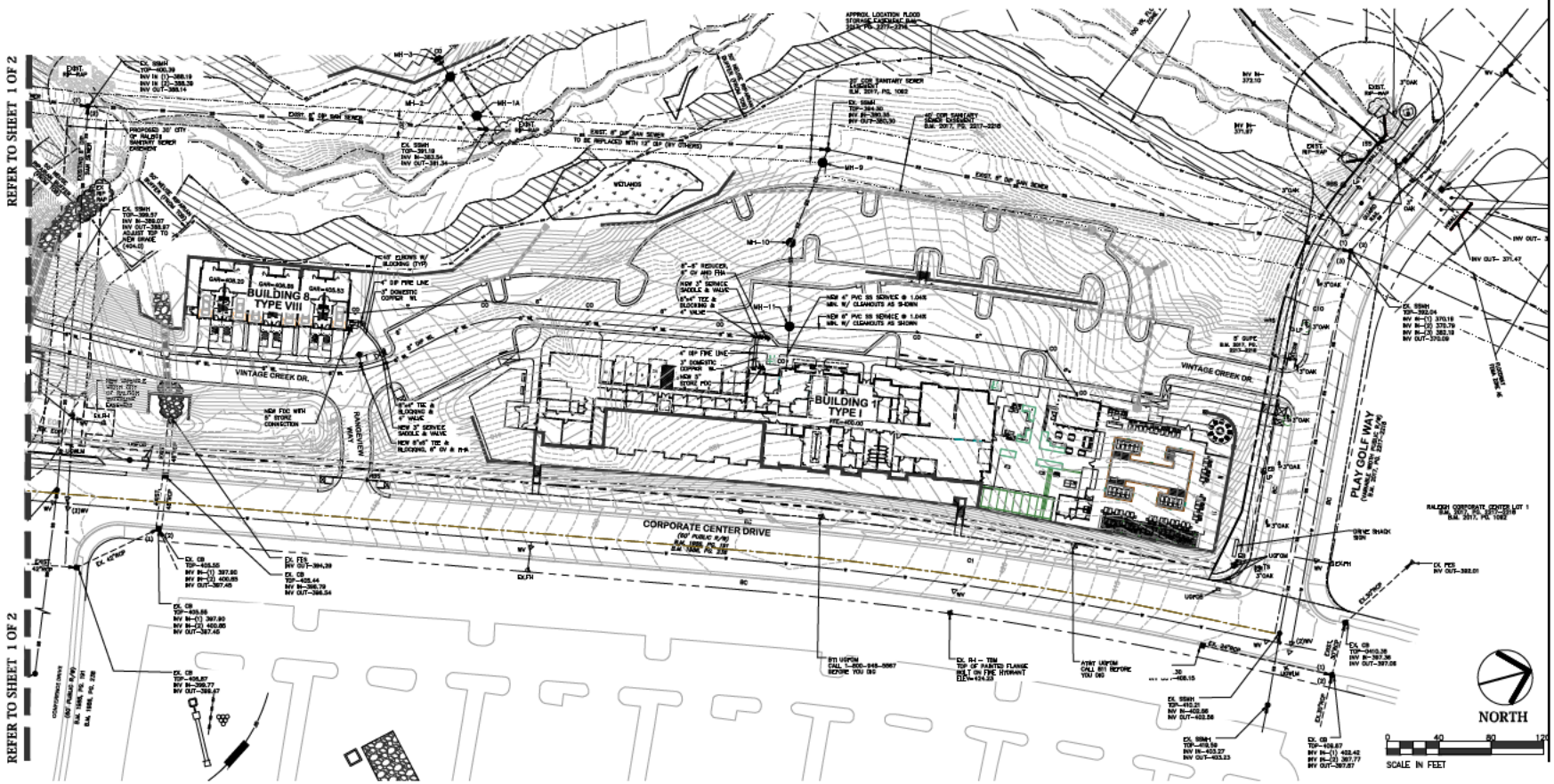
UTILITY NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS, AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
5. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
6. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE WATER AND SEWER SERVICE TO THE BUILDINGS WITH THE BUILDING PLUMBING CONTRACTOR AND THE BUILDING PLANS.
7. ALL CLEAN-OUTS SHALL BE PROVIDED IN CAST IRON FRAME AND COVER SIMILAR TO WATER VALVE BOX. PROVIDE HEAVY DUTY FRAME AND COVER IN PAVED AREAS.
8. ALL MANHOLE AND CLEAN OUT FRAMES AND COVERS/GRATES SHALL BE PAINTED BLACK SEMI-GLOSS ENAMEL AFTER INSTALLATION.
9. CONTRACTOR SHALL PROVIDE CONDUITS FOR IRRIGATION LINES UNDER PAVED AREAS.
10. LANDSCAPE IRRIGATION SERVICE SHALL BE DESIGN BUILD BY OTHERS.
11. SEWER SERVICES SHALL BE SLOPED AT 1.04% MINIMUM.
12. RETAINING WALL FOOTINGS SHALL NOT ENCROACH INTO PUBLIC UTILITY EASEMENT.
13. POOL DISCHARGE INTO THE SANITARY SEWER SYSTEM SHALL NOT EXCEED 50 GPM.

SPRINKLER SYSTEMS

BUILDING 1: RESIDENTIAL PORTION-13R
CLUB-HOUSE PORTION-13

BUILDING 2-8: 13R



PHMONTANDESIGNIIP
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919.845.7600 PHONE
919.845.7703 FAX
ENGR. FIRM LICENSE NO. F-0843

2/12/21

PRELIMINARY
NOT FOR CONSTRUCTION

VINTAGE RALEIGH WEST

CORPORATE CENTER DRIVE
RALEIGH, NORTH CAROLINA

ISSUE [redacted]

REVIS [redacted]

1 PER
2 12 FEB 2021
PER CITY COMMENTS

DRAWN BY: MLS
CHECKED BY: JDL

PROJECT: CCCCDR

PRELIMINARY
UTILITY PLAN
2 OF 2

DWG. NO. PA.4

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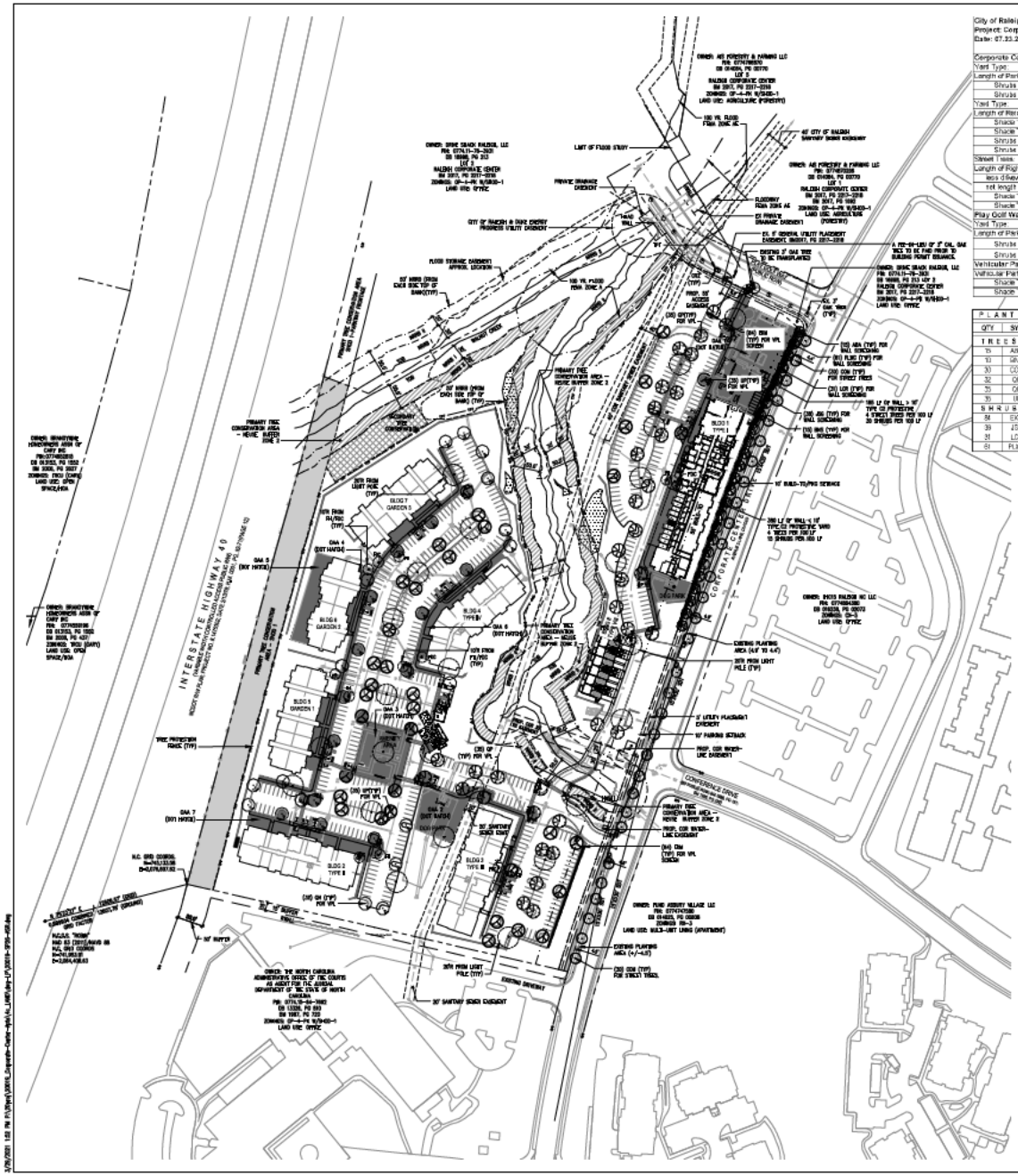
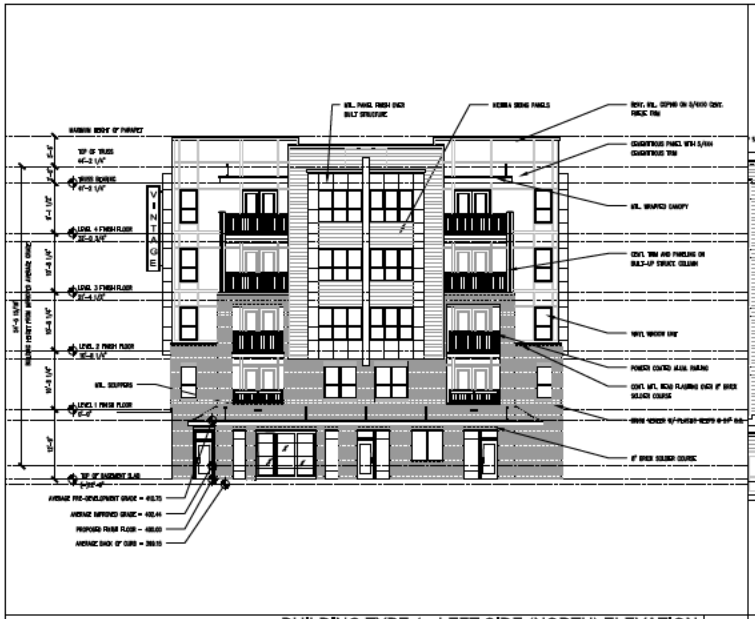

INTERSTATE HIGHWAY 40
CONFERENCE DRIVE
BLDG 1 TYPE I
BLDG 2 TYPE II
BLDG 3 TYPE III
BLDG 4 TYPE II
BLDG 5 GARDEN 1
BLDG 6 GARDEN 1
BLDG 7 GARDEN 1
BLDG 8 TYPE II
BLDG 9 TYPE II
OAK 1 (EXIT HATCH)
OAK 2 (EXIT HATCH)
OAK 3 (EXIT HATCH)
OAK 4 (EXIT HATCH)
OAK 5 (EXIT HATCH)
OAK 6 (EXIT HATCH)
OAK 7 (EXIT HATCH)
PRIMARY TREE CONSERVATION AREA - NOISE BUFFER ZONE 2
PRIMARY TREE CONSERVATION AREA - NOISE BUFFER ZONE 1
EXISTING PLANTING AREA (4.0' TO 5.0')
EXISTING PLANTING AREA (+/-4.0')
EXISTING DRIVEWAY
LIMIT OF FLOOD STUDY
PRIVATE DRAINAGE EASEMENT
FLOODWAY FEMA ZONE AE
EX PRIVATE DRAINAGE EASEMENT
CITY OF RALEIGH & DUKE ENERGY PROGRESS UTILITY EASEMENT
FLOOD DRAINAGE EASEMENT APPROX. LOCATION
PROP. 30' ACCESS EASEMENT
PROP. 20' PARKING SETBACK
PROP. CCR INGRESS-EGRESS EASEMENT
30' SANITARY SEWER EASEMENT
30' SANITARY SEWER EASEMENT
30' SANITARY SEWER EASEMENT
30' UTILITY PLACEMENT EASEMENT
30' PARKING SETBACK
10' BUILD-TO/PKG SETBACK
30ft FROM LIGHT POLE (TYP)
N.C. GRID COORDS. N=744,513.00 E=2,018,867.83
N.C. GRID COORDS. N=744,513.00 E=2,018,867.83
OWNER: THE NORTH CAROLINA ADMINISTRATIVE OFFICE OF THE COURTS AS AGENT FOR THE GENERAL DEPARTMENT OF THE STATE OF NORTH CAROLINA
OWNER: FUND ASBURY VILLAGE LLC
OWNER: BRIAN CRAIGH RALEIGH, LLC
OWNER: AIS FORESTRY & FARMING LLC
OWNER: RALEIGH CORPORATE CENTER
OWNER: RALEIGH CORPORATE CENTER
OWNER: RALEIGH CORPORATE CENTER



BUILDING TYPE 1 - LEFT SIDE (NORTH) ELEVATION 3
SCALE: 3/32" = 1'-0"

BUILDING TYPE 1 - FRONT RIGHT END (WEST) ELEVATION 2
SCALE: 3/32" = 1'-0"

BUILDING TYPE 1 - FRONT LEFT END (WEST) ELEVATION 1
SCALE: 3/32" = 1'-0"

1ST FLOOR TRANSPARENCY CALCULATION 391/2432 = 32%
2ND FLOOR TRANSPARENCY CALCULATION 493/2432 = 20%
3RD FLOOR TRANSPARENCY CALCULATION 493/1935 = 25%

BUILDING MATERIALS

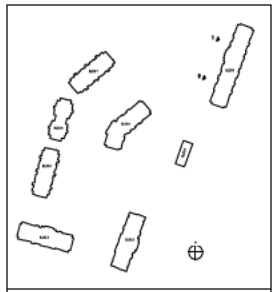
CEMENTITIOUS PANEL=1,307 SF
CEMENTITIOUS LAP= 4,462 SF
BRICK= 3,033 SF
METAL PANEL= 781 SF
WINDOWS= 4,880 SF
TOTAL WALL= 17,463 SF
MAX. MATERIAL % (LAP SIDING)= 26.0%

CURBLINE ELEVATIONS

BUILDING	CURBLINE ELEVATION LOW	HIGH	AVG.	MIN. GROUND FLOOR PER UDO	PROPOSED FIN'SH FLOOR
1	398.70	399.60	399.15	401.15	400.00
2	434.50	431.60	433.05	435.05	432.35
3	425.20	433.80	429.50	431.50	430.15
4	412.80	421.30	417.05	419.05	420.50

BUILDING ELEVATIONS

BUILDING	FACE	PRE-DEVELOPMENT GRADE LOW	HIGH	AVG.	IMPROVED GRADE LOW	HIGH	AVG
BLDG 1	FRONT W	398.00	416.00	407.00	399.50	400.00	399.75
	SIDE N	412.00	416.50	414.25	399.50	400.00	399.75
	SIDE S	399.50	410.50	405.00	399.50	400.00	399.75
	REAR E	410.00	423.50	416.75	410.50	410.50	410.50
	AVG. OF ALL FACES			410.75			400.44



KEY PLAN

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1919 Walnut St. Suite 1300 | Philadelphia, PA 19103 | 267.284.0777

Vintage Corporate Center JV, LLC
Vintage Raleigh West
951 and 1001 Corporate Center Drive
Raleigh, North Carolina 27607

PRELIMINARY

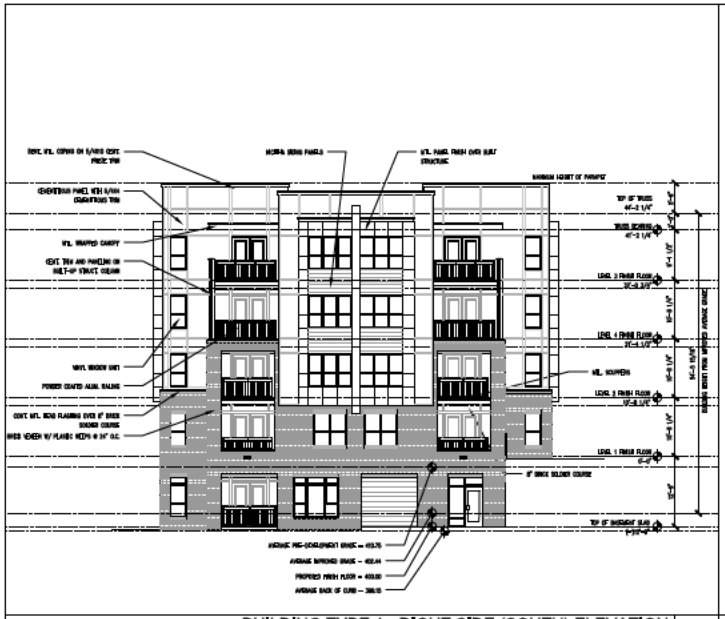
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

ADMINISTRATIVE SITE REVIEW

		DATE
PROJECT:	VCO-40018	
ISSUE:	Administrative Site Review	07.23.2020
REVISION #:	1st Review Comments	11.03.2020

DRAWN BY:
CHECKED BY:
CONTENT: BUILDING 1 EXTERIOR ELEVATIONS

A3.01.1



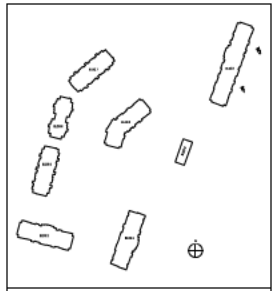
BUILDING TYPE 1 - RIGHT SIDE (SOUTH) ELEVATION 3
SCALE: 3/32" = 1'-0"

BUILDING TYPE 1 - REAR RIGHT END (EAST) ELEVATION 2
SCALE: 3/32" = 1'-0"

BUILDING TYPE 1 - REAR LEFT END (EAST) ELEVATION 1
SCALE: 3/32" = 1'-0"

CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELEVATION			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
1	398.70	399.60	399.15	401.15	400.00
2	434.50	431.60	433.05	435.05	432.35
3	425.20	433.80	429.50	431.50	430.15
4	414.83	421.30	417.95	419.95	420.50

BUILDING ELEVATIONS								
BUILDING		PRE-DEVELOPMENT GRADE			IMPROVED GRADE			
	FACE	LOW	HIGH	AVG.	LOW	HIGH	AVG	
BLDG 1	FRONT W	398.00	416.00	407.00	396.50	400.00	398.75	
	SIDE N	412.00	416.50	414.25	399.50	400.00	399.75	
	SIDE S	399.50	410.50	405.00	399.50	400.00	399.75	
	REAR E	410.00	423.50	416.75	410.50	410.50	410.50	
	AVG. OF ALL FACES			410.75			402.44	



KEY PLAN

JDAVIS

Vintage Corporate Center JV, LLC
Vintage Raleigh West
951 and 1001 Corporate Center Drive
Raleigh, North Carolina 27607

ADMINISTRATIVE SITE REVIEW

PRELIMINARY

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

		DATE
PROJECT:	VCO-40018	
ISSUE:	Administrative Site Review	07.23.2020
REVISION #:	1st Review Comments	11.03.2020
DRAWN BY:		
CHECKED BY:		
CONTENT:	BUILDING 1 EXTERIOR ELEVATIONS	

A3.01.2

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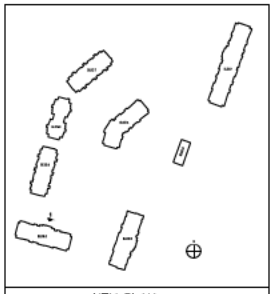
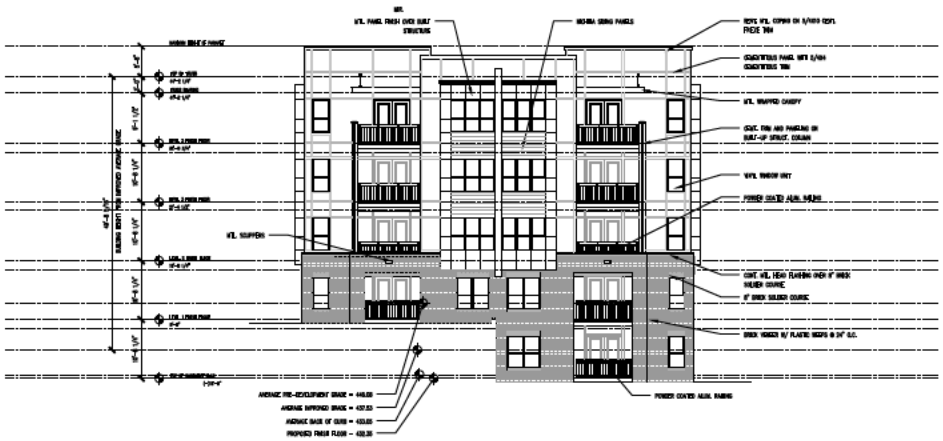


KEY PLAN

BUILDING ELEVATIONS							
BUILDING		PRE-DEVELOPMENT GRADE			IMPROVED GRADE		
BLDG 2	FACE	LOW	HIGH	AVG.	LOW	HIGH	AVG.
	FRONT N	440.00	448.10	444.05	432.10	432.35	432.23
	SIDE W	448.00	452.00	450.00	432.10	442.90	437.50
	SIDE E	440.00	444.00	442.00	432.10	442.90	437.50
	REAR S	444.00	452.50	448.25	442.90	442.90	442.90
	AVG. OF ALL FACES			446.08			437.53

CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELEVATION			MIN. GROUND	PROPOSED
	LOW	HIGH	AVG.	FLOOR PER LDO	FINISH FLOOR
1	398.70	399.60	399.15	401.15	400.00
2	434.50	431.60	433.05	435.05	432.35
3	425.20	433.80	429.50	431.50	430.15
4	412.80	421.30	417.05	419.05	420.50



BUILDING TYPE 2 - LEFT SIDE (EAST) ELEVATION 2

SCALE: 3/32" = 1'-0"

BUILDING TYPE 2 - FRONT (NORTH) ELEVATION 1

SCALE: 3/32" = 1'-0"

DAVIS

Vintage Corporate Center JV, LLC

Vintage Raleigh West

951 and 1001 Corporate Center Drive

Raleigh, North Carolina 27607

ADMINISTRATIVE SITE REVIEW

PRELIMINARY

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CONSTRUCTION

		DATE
PROJECT:	VCO-40018	
ISSUE:	Administrative Site Review	07.23.2020
REVISION #:	1st Review Comments	11.03.2020
DRAWN BY:		
CHECKED BY:		
CONTENT:	BUILDING 2 EXTERIOR ELEVATIONS	

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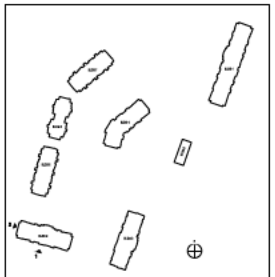
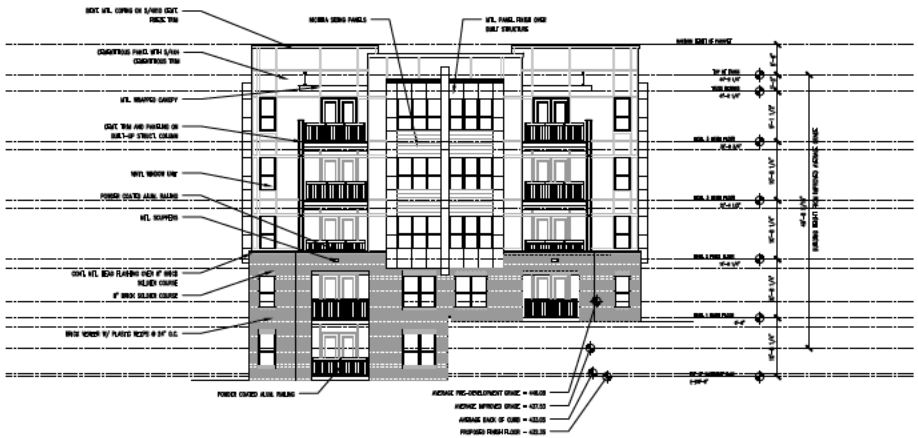


KEY PLAN

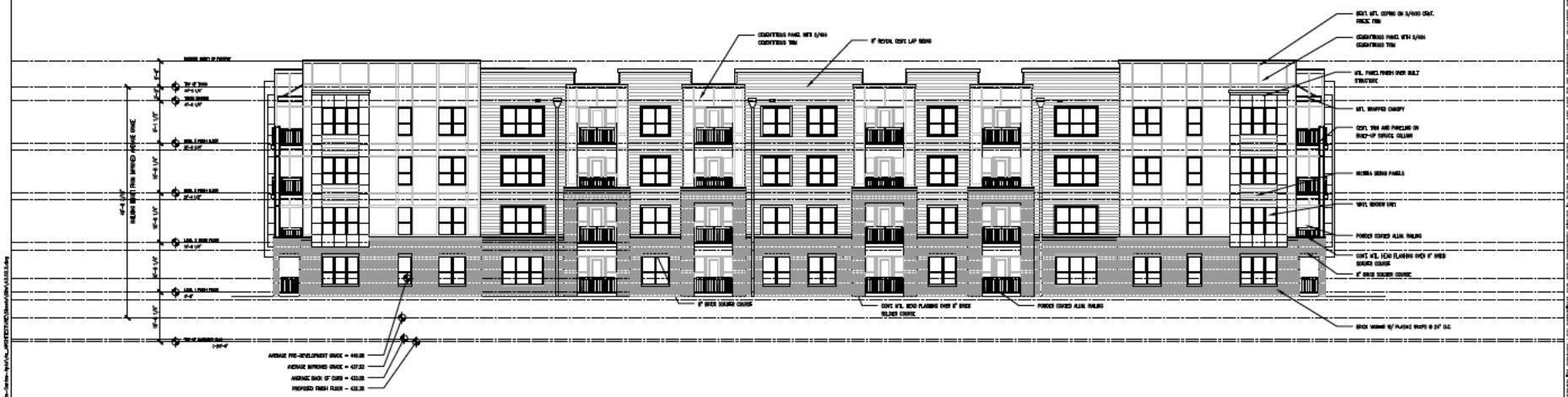
BUILDING ELEVATIONS							
BUILDING		PRE-DEVELOPMENT GRADE			IMPROVED GRADE		
BLDG 2	FACE	LOW	HIGH	AVG.	LOW	HIGH	AVG.
	FRONT N	440.00	448.10	444.05	432.10	432.35	432.23
	SIDE W	448.00	452.00	450.00	432.10	442.90	437.50
	SIDE E	440.00	444.00	442.00	432.10	442.90	437.50
	REAR S	444.00	452.50	448.25	442.90	442.90	442.90
	AVG. OF ALL FACES			446.06			437.53

CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELEVATION			MIN. GROUND	PROPOSED
	LOW	HIGH	AVG.	FLOOR PER UDO	FINISH FLOOR
1	398.70	399.60	399.15	401.15	400.00
2	434.50	433.60	433.05	435.05	432.35
3	425.20	433.80	429.50	431.50	430.15
4	412.80	421.30	417.05	419.05	420.50



BUILDING TYPE 2 - RIGHT SIDE (WEST) ELEVATION 2

SCALE: 3/32" = 1'-0"



BUILDING TYPE 2 - REAR (SOUTH) ELEVATION 1

SCALE: 3/32" = 1'-0"

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CONTENT:	BUILDING 2 EXTERIOR ELEVATIONS	

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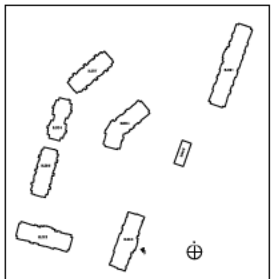
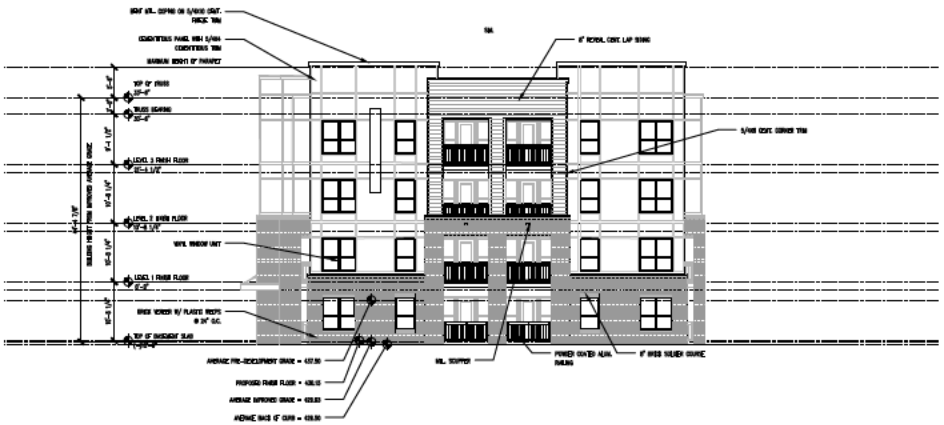


KEY PLAN

BUILDING ELEVATIONS								
BUILDING		PRE-DEVELOPMENT GRADE			IMPROVED GRADE			
BLDG 3	FACE	LOW	HIGH	AVG.	LOW	HIGH	AVG	
	FRONT E	437.50	447.00	442.25	429.90	430.15	430.03	
	SIDE N	428.50	437.50	433.00	429.90	429.90	429.90	
	SIDE S	437.00	447.00	442.00	429.90	429.90	429.90	
	REAR W	428.50	437.00	432.75	429.90	429.90	429.90	
	AVG. OF ALL FACES			437.50			429.93	

CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELEVATION			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
1	398.70	399.60	399.15	401.15	400.00
2	434.50	431.60	433.05	435.05	432.35
3	425.20	433.80	429.50	431.50	430.15
4	412.80	421.30	417.05	419.05	420.50



BUILDING TYPE 3 - LEFT SIDE (SOUTH) ELEVATION 2

SCALE: 3/32" = 1'-0"

BUILDING TYPE 3 - FRONT (EAST) ELEVATION 1

SCALE: 3/32" = 1'-0"

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CONTENT:	BUILDING 3 EXTERIOR ELEVATIONS	

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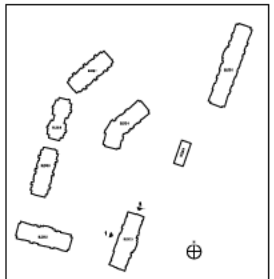
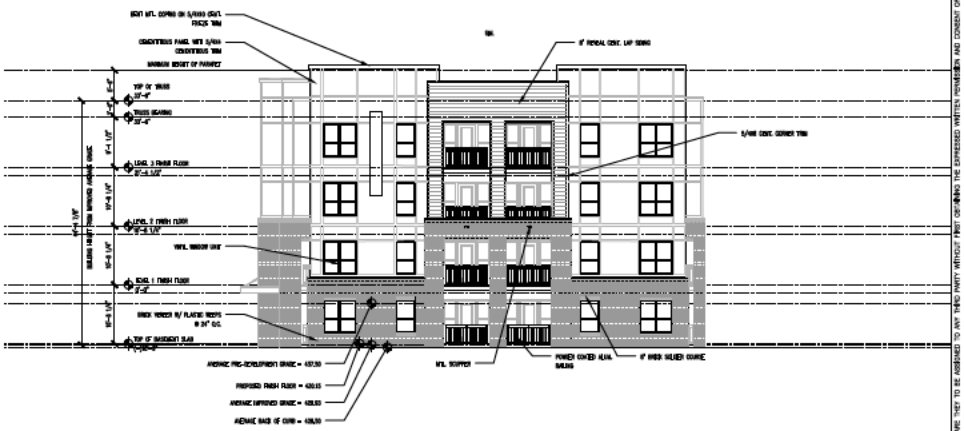


KEY PLAN

BUILDING ELEVATIONS								
BUILDING		PRE-DEVELOPMENT GRADE			IMPROVED GRADE			
BLDG 3	FACE	LOW	HIGH	AVG.	LOW	HIGH	AVG	
	FRONT E	437.50	447.00	442.25	429.90	430.15	430.03	
	SIDE N	428.50	437.50	433.00	429.90	429.90	429.90	
	SIDE S	437.00	447.00	442.00	429.90	429.90	429.90	
	REAR W	428.50	437.00	432.75	429.90	429.90	429.90	
	AVG. OF ALL FACES			437.50			429.93	

CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELEVATION			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
1	398.70	399.60	399.15	401.15	400.00
2	434.50	431.60	433.05	435.05	432.35
3	425.20	433.80	429.50	431.50	430.15
4	412.80	421.30	417.05	419.05	420.50



BUILDING TYPE 3 - RIGHT SIDE (NORTH) ELEVATION 2

SCALE: 3/32" = 1'-0"

BUILDING TYPE 3 - REAR (WEST) ELEVATION 1

SCALE: 3/32" = 1'-0"

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CONTENT:	BUILDING 3 EXTERIOR ELEVATIONS	

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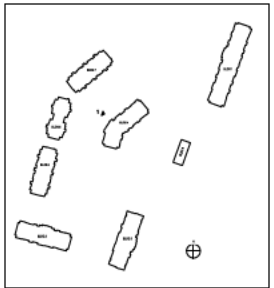
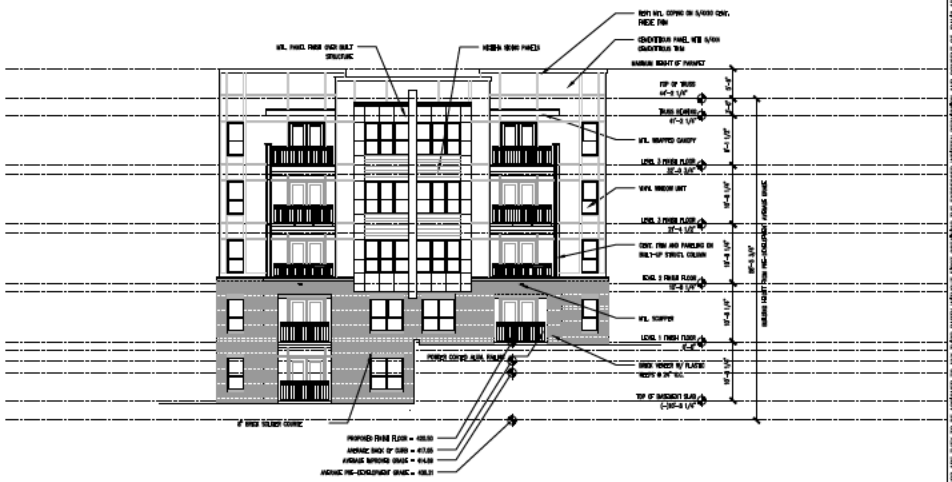


KEY PLAN

BUILDING ELEVATIONS							
BUILDING		PRE-DEVELOPMENT GRADE			IMPROVED GRADE		
	FACE	LOW	HIGH	AVG.	LOW	HIGH	AVG.
BLDG 4	FRONT W	397.90	416.80	407.35	420.20	420.50	420.35
	SIDE N	397.20	398.20	397.70	409.50	420.20	414.85
	SIDE S	412.00	416.60	414.30	409.50	420.20	414.85
	REAR E	399.00	412.00	405.50	409.50	409.50	409.50
	AVG. OF ALL FACES			406.21			414.89

CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELEVATION			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
1	398.70	399.60	399.15	401.15	400.00
2	434.50	431.60	433.05	435.05	432.35
3	425.20	433.80	429.50	431.50	430.15
4	412.80	421.30	417.05	419.05	420.50



BUILDING TYPE 4 - LEFT SIDE (NORTH) ELEVATION 2

SCALE: 3/32" = 1'-0"

BUILDING TYPE 4 - FRONT (WEST) ELEVATION 1

SCALE: 3/32" = 1'-0"

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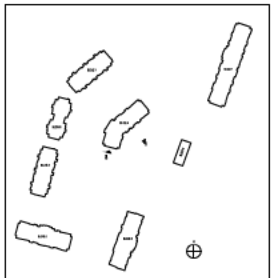
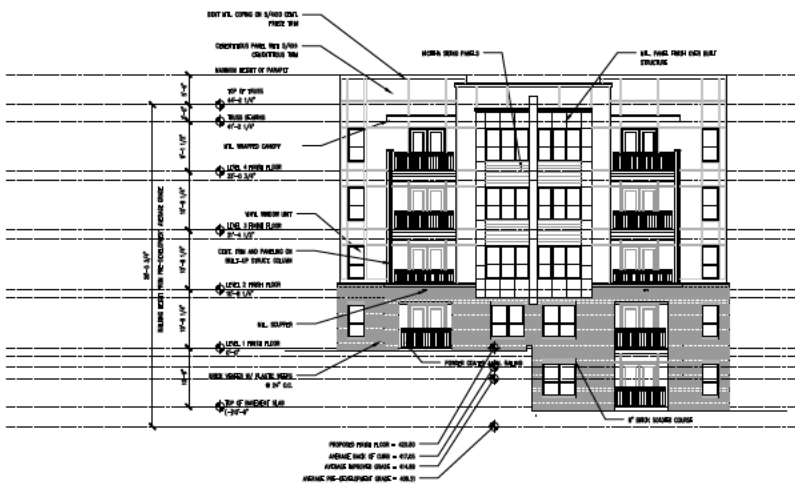


KEY PLAN

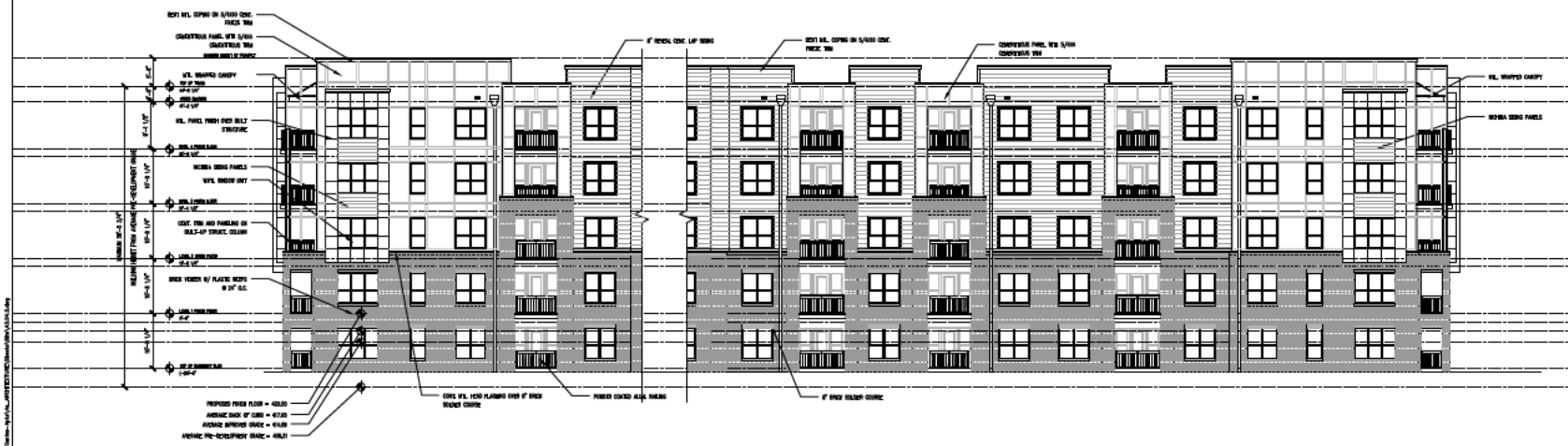
BUILDING ELEVATIONS							
BUILDING		PRE-DEVELOPMENT GRADE			IMPROVED GRADE		
BLDG 4	FACE	LOW	HIGH	AVG.	LOW	HIGH	AVG
	FRONT W	397.90	416.80	407.35	420.20	420.50	420.35
	SIDE N	397.20	398.20	397.70	409.50	420.20	414.85
	SIDE S	412.00	416.60	414.30	409.50	420.20	414.85
	REAR E	399.00	412.00	405.50	409.50	409.50	409.50
	AVG. OF ALL FACES			406.21			414.89

CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELEVATION			MIN. GROUND	PROPOSED
	LOW	HIGH	AVG.	FLOOR PER UDO	FINISH FLOOR
1	398.70	399.60	399.15	401.15	400.00
2	434.50	431.60	433.05	435.05	432.35
3	425.20	433.80	429.50	431.50	430.15
4	412.80	421.30	417.05	419.05	420.50



BUILDING TYPE 4 - RIGHT SIDE (SOUTH) ELEVATION 2

SCALE: 3/32" = 1'-0"



BUILDING TYPE 4 - REAR (EAST) ELEVATION 1

SCALE: 3/32" = 1'-0"

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CONTENT:	BUILDING 4	
	EXTERIOR ELEVATIONS	

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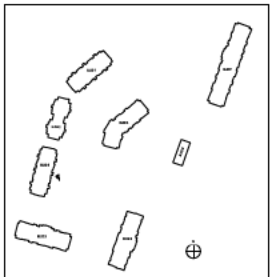
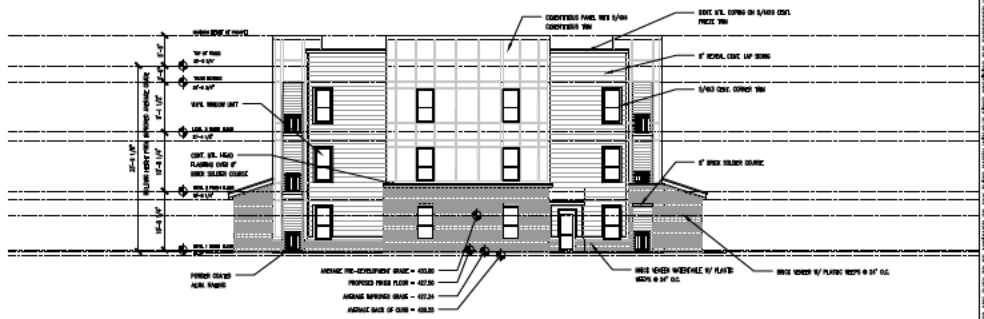


KEY PLAN

BUILDING ELEVATIONS								
BUILDING		PRE-DEVELOPMENT GRADE			IMPROVED GRADE			
BLDG 5	FACE	LOW	HIGH	AVG.	LOW	HIGH	AVG	
	FRONT E	427.50	441.00	434.25	427.20	427.50	427.35	
	SIDE N	425.50	427.50	426.50	427.20	427.20	427.20	
	SIDE S	441.00	441.30	441.15	427.20	427.20	427.20	
	REAR W	425.50	441.10	433.30	427.20	427.20	427.20	
	AVG. OF ALL FACES			433.80			427.24	

CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELEVATION			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
5	424.00	429.10	426.55	428.55	427.50
6	417.60	422.30	419.95	421.95	419.50
7	410.40	416.30	413.35	415.35	414.00
8	403.70	408.50	406.10	408.10	411.70, 410.36, 409.03



BUILDING TYPE 5 - LEFT SIDE (SOUTH) ELEVATION 2

SCALE: 3/32" = 1'-0"

BUILDING TYPE 5 - FRONT (EAST) ELEVATION 1

SCALE: 3/32" = 1'-0"

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CONTENT: BUILDING 4 EXTERIOR ELEVATIONS

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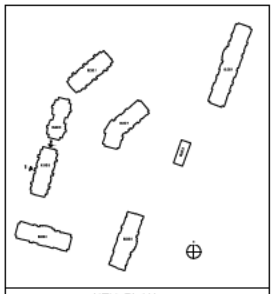
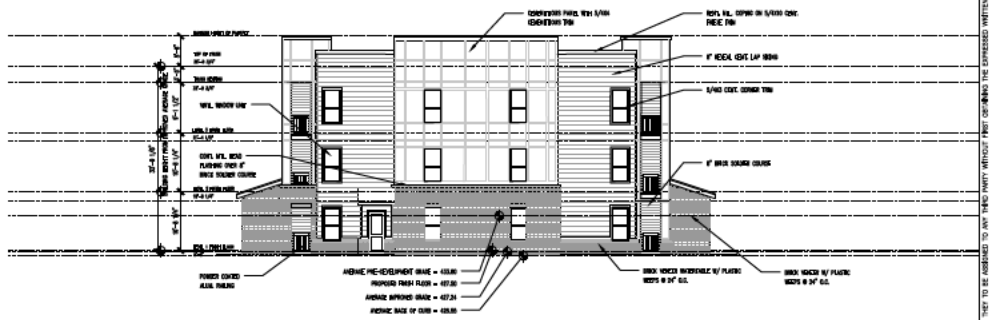


KEY PLAN

BUILDING ELEVATIONS							
BUILDING		PRE-DEVELOPMENT GRADE			IMPROVED GRADE		
BLDG 5	FACE	LOW	HIGH	AVG.	LOW	HIGH	AVG
	FRONT E	427.50	441.00	434.25	427.20	427.50	427.35
	SIDE N	425.50	427.50	426.50	427.20	427.20	427.20
	SIDE S	441.00	441.30	441.15	427.20	427.20	427.20
	REAR W	425.50	441.10	433.30	427.20	427.20	427.20
	AVG. OF ALL FACES			**433.80**			**427.24**

CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELEVATION			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
5	424.00	429.10	426.55	428.55	427.50
6	417.00	422.30	419.95	421.95	419.50
7	410.40	416.30	413.35	415.35	414.00
8	403.70	408.50	406.10	408.10	411.70, 410.36, 409.03



BUILDING TYPE 5 - RIGHT SIDE (NORTH) ELEVATION 2

SCALE: 3/32" = 1'-0"

BUILDING TYPE 5 - REAR (WEST) ELEVATION 1

SCALE: 3/32" = 1'-0"

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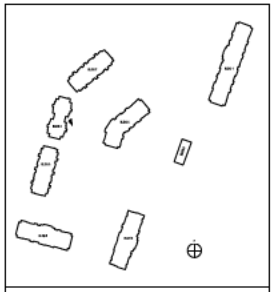
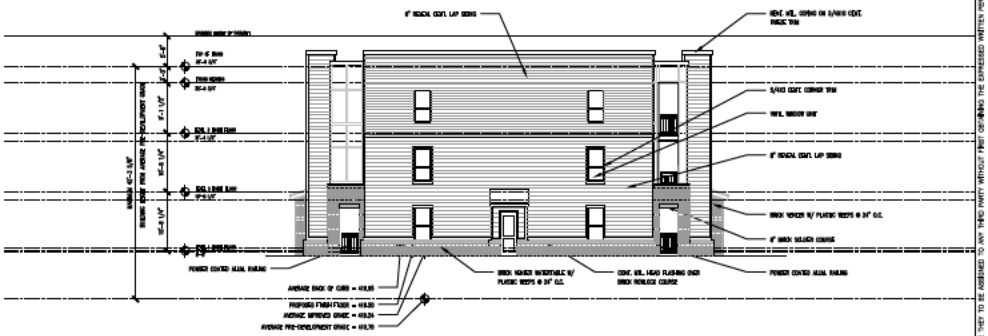


KEY PLAN

BUILDING ELEVATIONS							
BUILDING		PRE-DEVELOPMENT GRADE			IMPROVED GRADE		
BLDG 6	FACE	LOW	HIGH	AVG.	LOW	HIGH	AVG
	FRONT E	406.00	422.70	414.35	419.20	419.50	419.35
	SIDE N	395.50	406.00	400.75	419.20	419.20	419.20
	SIDE S	418.60	422.70	420.65	419.20	419.20	419.20
	REAR W	395.50	418.60	407.05	419.20	419.20	419.20
	AVG. OF ALL FACES			410.70			419.24

CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELEVATION			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
5	424.00	429.10	426.55	428.55	427.50
6	417.60	422.30	419.95	421.95	419.50
7	410.40	416.30	413.35	415.35	414.00
8	403.70	408.50	406.10	408.10	411.70, 410.36, 409.03



BUILDING TYPE 6 - LEFT SIDE (SOUTH) ELEVATION 2

SCALE: 3/32" = 1'-0"

BUILDING TYPE 6 - FRONT (EAST) ELEVATION 1

SCALE: 3/32" = 1'-0"

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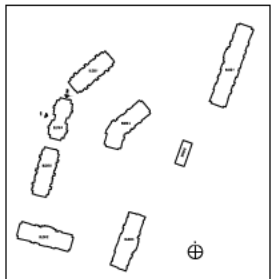
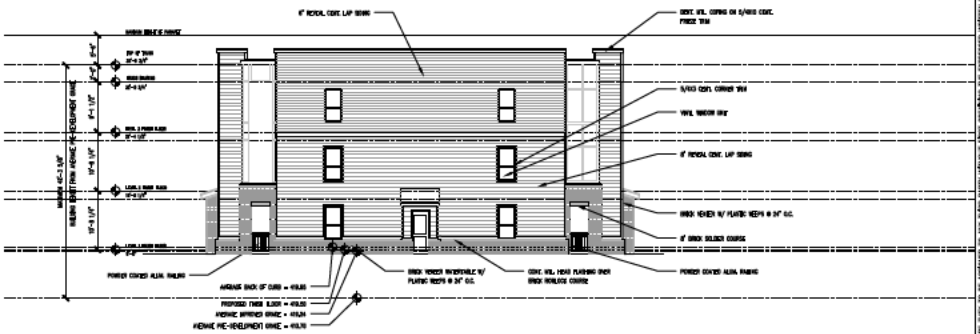


KEY PLAN

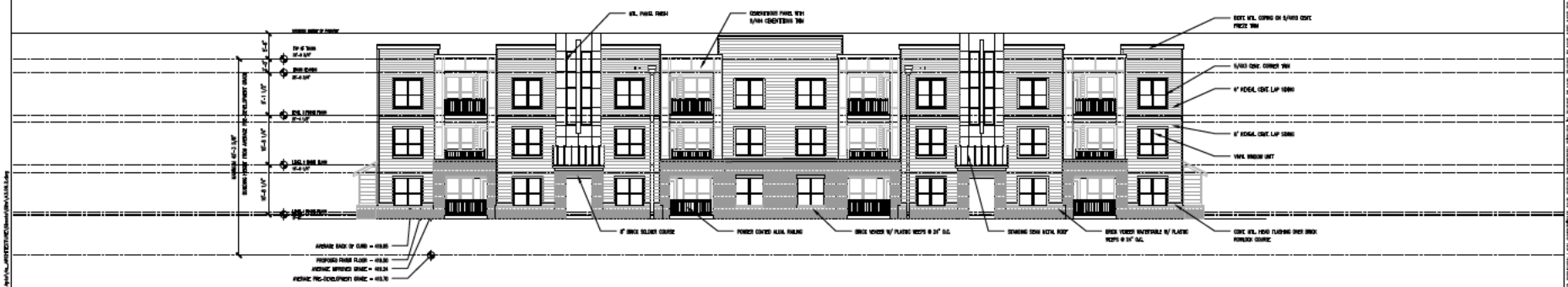
BUILDING ELEVATIONS							
BUILDING		PRE-DEVELOPMENT GRADE			IMPROVED GRADE		
BLDG 6	FACE	LOW	HIGH	AVG	LOW	HIGH	AVG
	FRONT E	406.00	422.70	414.35	419.20	419.50	419.35
	SIDE N	395.50	406.00	400.75	419.20	419.20	419.20
	SIDE S	418.60	422.70	420.65	419.20	419.20	419.20
	REAR W	395.50	418.60	407.05	419.20	419.20	419.20
	AVG. OF ALL FACES			**410.78**			**419.24**

CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELEVATION			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
5	424.00	429.10	426.55	428.55	427.50
6	417.60	422.30	419.95	421.95	419.50
7	410.40	416.30	413.35	415.35	414.00
8	403.70	408.50	406.10	408.10	411.70, 410.36, 409.03



BUILDING TYPE 6 - RIGHT SIDE (NORTH) ELEVATION 2

SCALE: 3/32" = 1'-0"



BUILDING TYPE 6 - REAR (WEST) ELEVATION 1

SCALE: 3/32" = 1'-0"

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CONTENT:	BUILDING 4 EXTERIOR ELEVATIONS	

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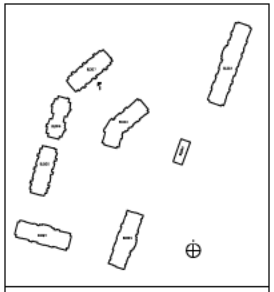
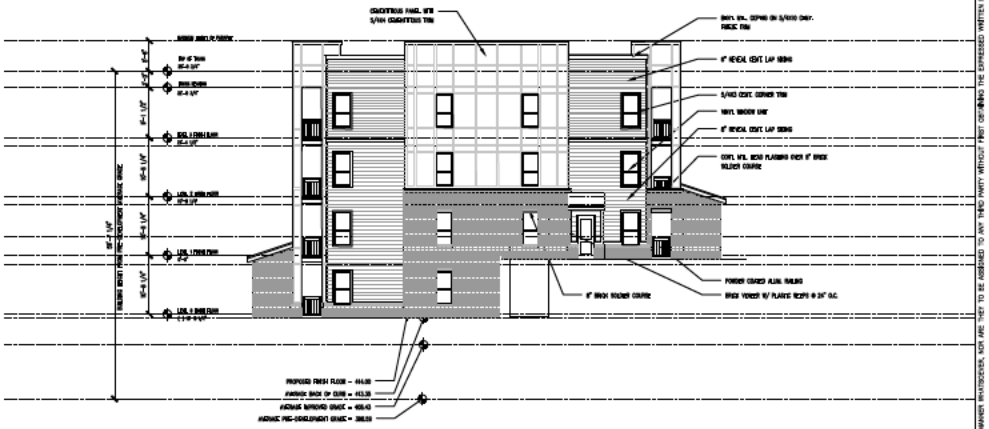


KEY PLAN

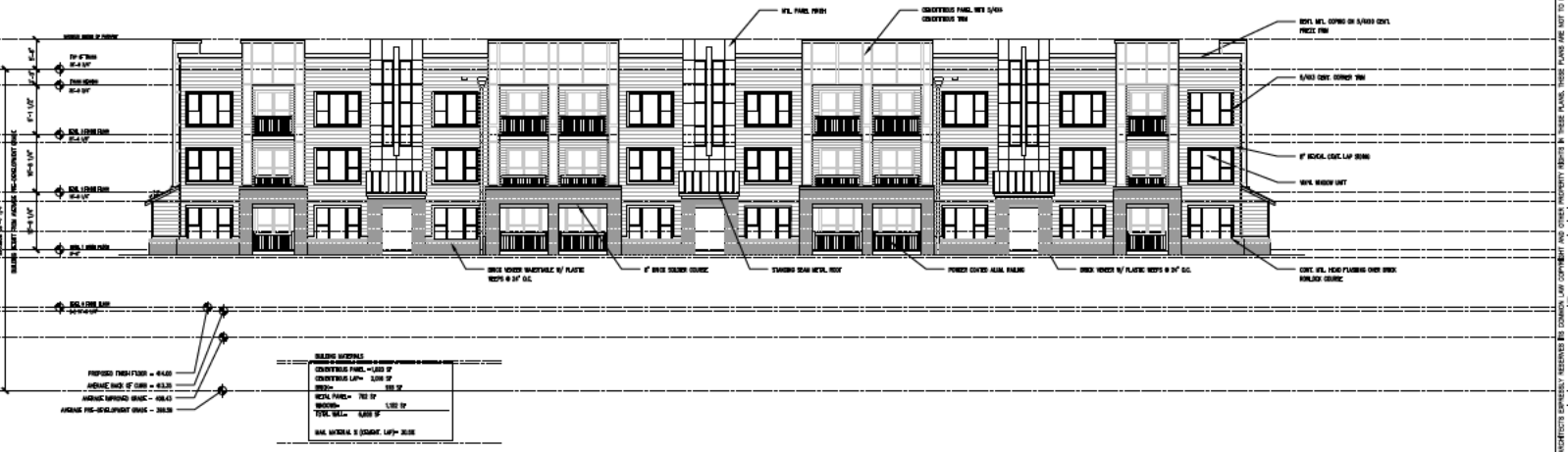
BUILDING ELEVATIONS								
BUILDING		PRE-DEVELOPMENT GRADE			IMPROVED GRADE			
BLDG 7	FACE	LOW	HIGH	AVG.	LOW	HIGH	AVG	
	FRONT E	402.00	408.50	405.25	413.80	414.00	413.90	
	SIDE N	391.50	402.00	396.75	403.00	413.80	408.40	
	SIDE S	392.50	406.70	399.60	403.00	413.80	408.40	
	REAR W	390.50	395.00	392.75	403.00	403.00	403.00	
	AVG. OF ALL FACES			398.59			408.43	

CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELEVATION			MIN. GROUND FLOOR PER LDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
5	424.00	429.10	426.55	428.55	427.50
6	417.60	422.30	419.95	421.95	419.50
7	410.90	416.30	413.35	415.35	414.00
8	403.70	408.50	406.10	408.10	411.70, 410.36, 409.03



BUILDING TYPE 7 - LEFT SIDE (SOUTH) ELEVATION 2

SCALE: 3/32" = 1'-0"



BUILDING TYPE 7 - FRONT (EAST) ELEVATION 1

SCALE: 3/32" = 1'-0"

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	EXTERIOR ELEVATIONS	

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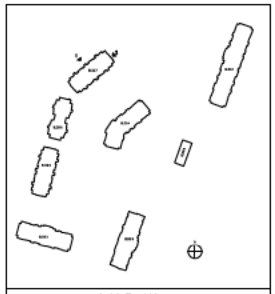
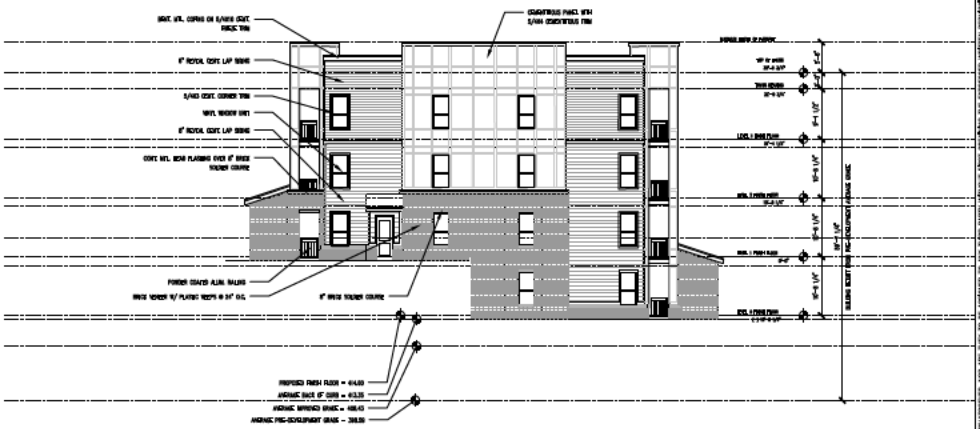


KEY PLAN

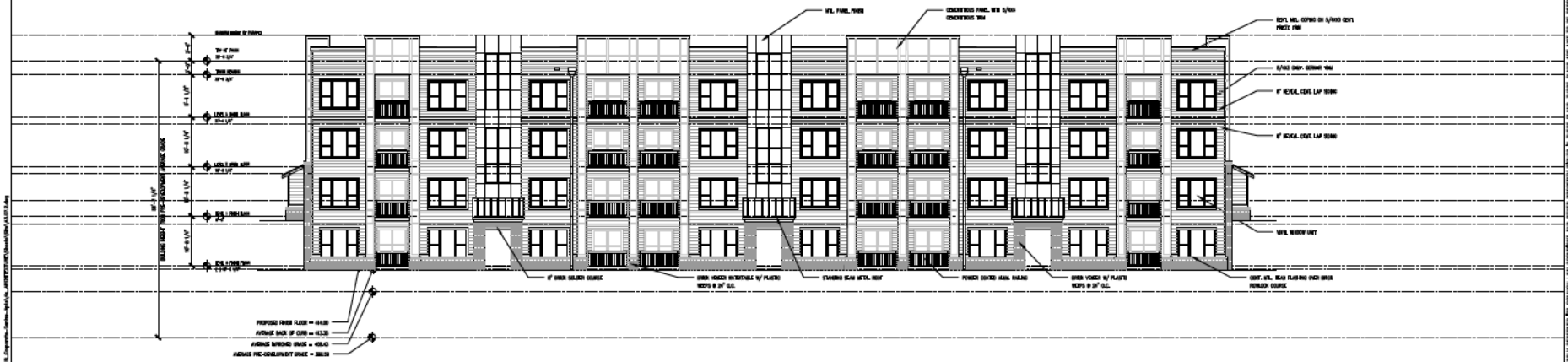
BUILDING ELEVATIONS							
BUILDING		PRE-DEVELOPMENT GRADE			IMPROVED GRADE		
BLDG 7	FACE	LOW	HIGH	AVG.	LOW	HIGH	AVG
	FRONT E	402.00	408.50	405.25	412.80	414.00	412.90
	SIDE N	391.50	402.00	396.75	403.00	413.80	408.40
	SIDE S	392.50	406.70	399.60	403.00	413.80	408.40
	REAR W	390.50	395.00	392.75	403.00	403.00	403.00
	AVG. OF ALL FACES			398.59			408.43

CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELEVATION			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
5	424.00	429.10	426.55	428.55	427.50
6	417.60	427.30	419.95	421.95	419.50
7	410.40	416.30	413.35	415.35	414.00
8	403.70	408.50	406.10	408.10	411.70, 410.36, 409.03



BUILDING TYPE 7 - RIGHT SIDE (NORTH) ELEVATION 2

SCALE: 3/32" = 1'-0"



BUILDING TYPE 7 - REAR (WEST) ELEVATION 1

SCALE: 3/32" = 1'-0"

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CONTENT:	BUILDING 4 EXTERIOR ELEVATIONS	

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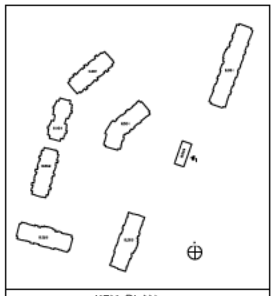
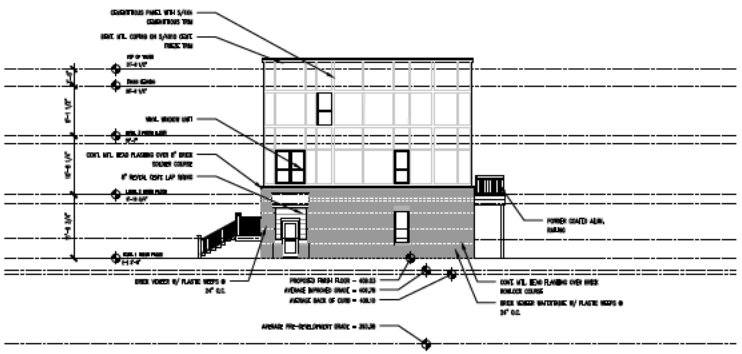


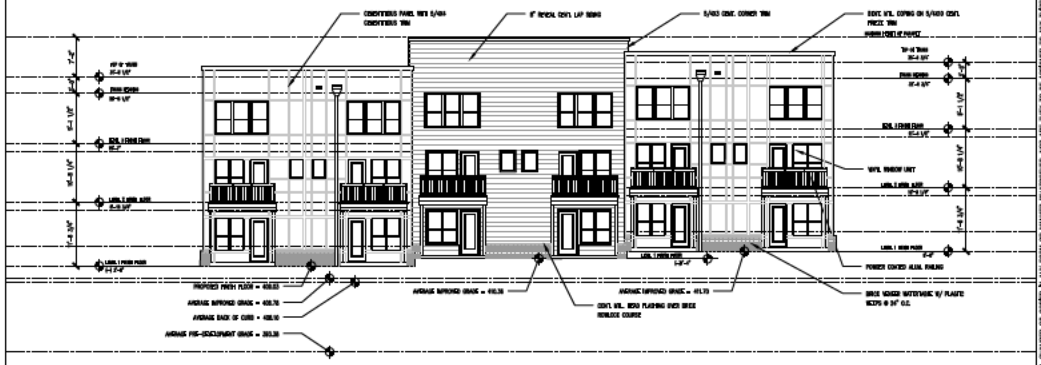
KEY PLAN

BUILDING ELEVATIONS							
BUILDING		PRE-DEVELOPMENT GRADE			IMPROVED GRADE		
	FACE	LOW	HIGH	AVG.	LOW	HIGH	AVG
BLDG 8	FRONT E	392.30	395.70	394.00	405.53	408.21	406.87
	SIDE N	391.90	392.30	392.10	405.30	405.53	405.42
	SIDE S	391.90	393.60	392.75	405.30	408.21	406.75
	REAR W	393.60	395.70	394.65	408.00	408.21	408.10
	AVG. OF ALL FACES			**393.38**			**406.78**

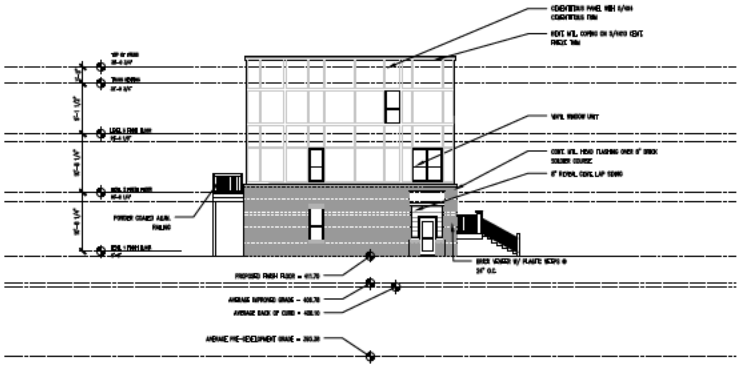
CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELEVATION			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
5	424.00	429.10	426.55	428.55	427.50
6	417.60	422.30	419.95	421.95	419.50
7	410.40	416.30	413.35	415.35	414.00
8	403.70	408.50	406.10	408.10	411.70, 410.36, 409.03



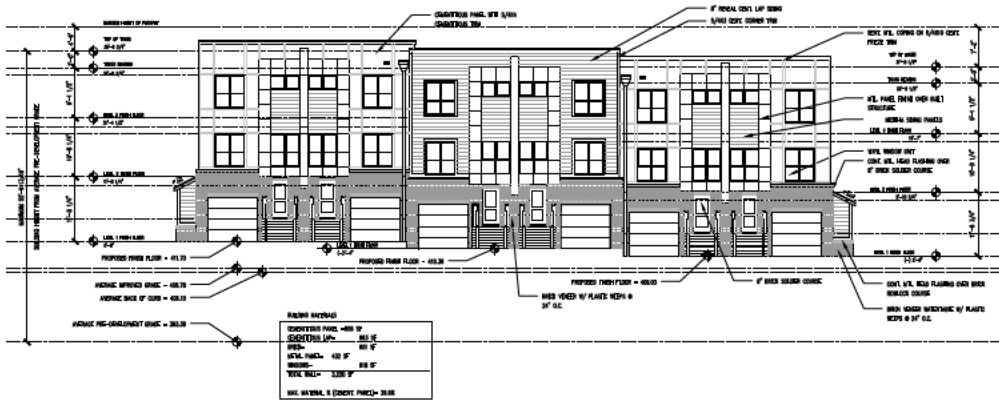
BUILDING TYPE 8 - RIGHT SIDE (NORTH) ELEVATION 2
SCALE: 3/32" = 1'-0"



BUILDING TYPE 8 - REAR (WEST) ELEVATION 3
SCALE: 3/32" = 1'-0"



BUILDING TYPE 8 - LEFT SIDE (SOUTH) ELEVATION 2
SCALE: 3/32" = 1'-0"



BUILDING TYPE 8 - FRONT (EAST) ELEVATION 1
SCALE: 3/32" = 1'-0"

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