

# Administrative Site Review Application

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



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

**Office Use Only:** Case #: \_\_\_\_\_ Planner (print): \_\_\_\_\_

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

<b>Site Plan Tier:</b> Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>		
Building Type		Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #: SUB-S-55-2018
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: 56004 (Subdivision)
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: A-70-19 (Subdivision) A-102-19
		Zoning Case #: Z-027F-14
		<del>Administrative Alternate #:</del> Comp Plan: CP-4-19 (Subdivision)
GENERAL INFORMATION		
Development name: The Pointe at Town Center - Phase 2/Lot 3 & 4		
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Property address(es): <b>3900 Sumner Blvd, Raleigh, NC 27616</b>		
Site P.I.N.(s): 1726682647		
Please describe the scope of work. Include any additions, expansions, and change of use. Development of Multi-Unit Living (Four (4) Affordable Apartment Buildings with Amenity Area, Refuse Areas, & Retaining Walls)		
Current Property Owner/Developer Contact Name: Mark Tipton		
<b>NOTE: please attach purchase agreement when submitting this form.</b>		
Company: Carolina Project Equities, LLC		Title: Managing Member
Address: 2013 Rolling Rock Road, Wake Forest, NC 27587		
Phone #: 919-435-1597		Email: mark.tipton@whistlerinvestmentgroup.com
Applicant Name: Ken Thompson		
Company: JDavis Architects		Address: 510 S Wilmington Street, Raleigh, NC 27601
Phone #: 919-612-6997		Email: kent@jdavisarchitects.com

**DEVELOPMENT TYPE + SITE DATE TABLE**

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-5-UL-CU	Existing gross floor area (not to be demolished): 0 SF
	Existing gross floor area to be demolished: 0 SF
Gross site acreage: 6.48 AC	New gross floor area: 177,945 SF
# of parking spaces required: 132	Total sf gross (to remain and new): 177,94 SF
# of parking spaces proposed: 178	Proposed # of buildings: 4 Apt. Bldgs
Overlay District (if applicable): N/A	Proposed # of stories for each: 3 and 4 stories (See bldg. elevations)
Existing use (UDO 6.1.4): Vacant	
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: 3.55 AC      Square Feet: 154,498 SF
Is this a flood hazard area?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
Neuse River Buffer      Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Wetlands      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**RESIDENTIAL DEVELOPMENTS**

Total # of dwelling units: 120	Total # of hotel units: 0
# of bedroom units: 1br 6      2br 60      3br 54      4br or more 0	
# of lots: 2	Is your project a cottage court?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**SIGNATURE BLOCK**

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, Ken Thompson will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

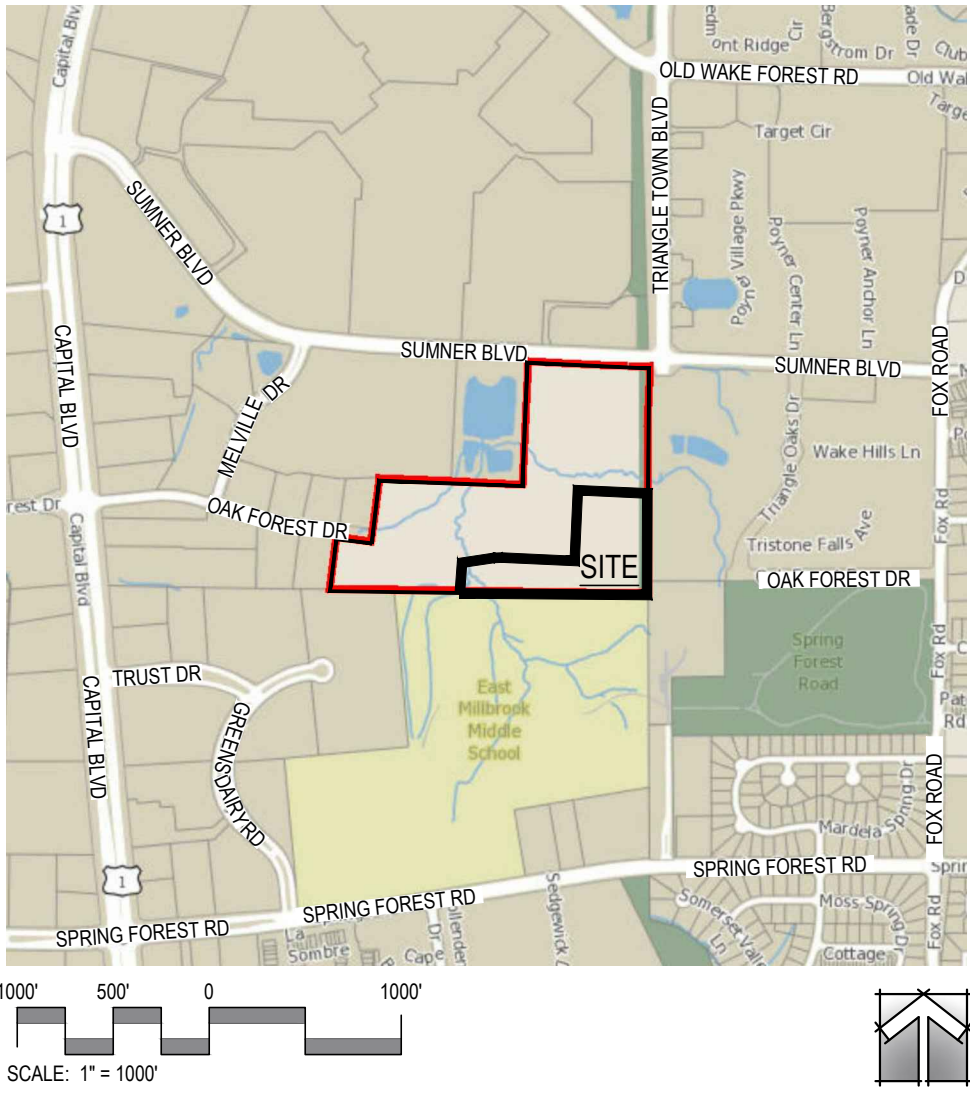
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: KD      Date: 07.21.2021

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



9/20/2022 11:46 AM F:\18001\B006\_Summer\_PonteAtTownCenter - Phase 2 (Lot 3 & 4) - Cover - ASR-01.dwg J:\Davis\18001\B006\_Summer\_PonteAtTownCenter - Phase 2 (Lot 3 & 4) - Cover - ASR-01.dwg



Licensing No. (41716) Date LLC / DU  
Adopted: May 3, 2016  
Effective: May 8, 2016

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

3900 Sumner Boulevard (PIN 1724-44-9624) DB 000124 PG 00060. Conditions dated January 12, 2016.

1. All other uses than those listed below are limited to a maximum height of four stories and 62 feet.  
a. Hotel, motel, inn (UDO section 6.4.6.D)

1/24/2016 Sumner Road (PIN 1724-44-9624) DB 000124 PG 00060. Conditions dated January 12, 2016.

1. Uses prohibited on the properties to be rezoned: vehicle fuel sales facilities.

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

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

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

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

**A - 7 0 - 1 9 ( B O A ) REFER TO SHEET 1.1 FOR MINUTES**  
WHEREAS Broughton Properties, LLC, property owner, requests a 2,597 foot variance from the 2,500 foot maximum block perimeter requirements set forth in Section 5.3.2.A. of the Unified Development Ordinance that results in a block perimeter of 5,097 foot and a 11,914 foot variance from the 2,500 foot maximum block perimeter requirements that results in a block perimeter of 14,414 feet to construct two separate apartment complexes totaling 26 units on a 30.54-acre property zoned Industrial Mixed-Use-3 Parkway and Commercial Mixed-Use-5 Urban Limited Conditional Use located at 5405 Oak Forest Drive and 3900 Sumner Boulevard.

**A - 1 0 2 - 1 9 ( B O A ) SEE SHEET 1.1 FOR MINUTES**  
WHEREAS Broughton Properties, LLC, property owner, requests a variance for complete relief from the 2 feet minimum ground floor elevation requirement set forth in Section 5.2.4.F. of the Unified Development Ordinance; a variance for complete relief from the requirement set forth in Section 3.4.7.E. that buildings have a primary street-facing entrance and that said entrances be located a maximum of 75 feet apart; a variance from the 50% primary street build-to requirement set forth in Section 3.4.7.C. that results in a 49% (Lot 1), 30% (Lot 3), 35% (Lot 4) and 23% (Lot 5) primary street build-to for four of the proposed lots; a variance from the 25% side street build-to requirement set forth in Section 3.4.7.C. that results in a 0% side street build-to for Lot 4; and a variance for complete relief from the requirement set forth in Section 1.5.6.C. that a portion of the building facade be located within the build to for the first 30 feet along the street extending from the block corner (Lots 4 and 5) in order to construct an 11 building apartment complex on a 30.54-acre property zoned I-X-3-PK and C-X-5-UL-CU located at 5405 Oak Forest Drive and 3900 Sumner Boulevard.

- Assistant Zoning Administrator Keegan McDonald (sworn) explained the request stating the subject property is split-zoned and talked about how the zoning impacts build-to requirements as well structure orientation and spacing. He noted staff offered the following comments to the UDO Variance Standards:
- Despite their orientation, a street facing entrance could likely be provided for most of buildings on the site.
  - The build-to is intended to provide a range for building placement that strengthens the street edge along the right-of-way, establishing a sense of enclosure by providing spatial definition adjacent to the street. The building edge can be supplemented by architectural elements and certain tree plantings aligned in a formal rhythm. The harmonious placement of buildings to establish the street edge is a principal means by which the character of an area or district is defined. The build-to range is established to accommodate some flexibility in specific site design while maintaining the established street edge.

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## Notes

### GENERAL NOTES

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

- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCR OACH ON THIS MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
- ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI, NCSC, AND ICC STANDARDS AND SPECIFICATIONS.
- ALL ABOVE GROUND UTILITY DEVICES TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.
- REQUIRED PARKING FOR AN AFFORDABLE HOUSING DEVELOPMENT MAY BE REDUCED TO A RATE OF ONE (1) PARKING SPACE FOR EACH UNIT AS PER UDO SEC 7.1.4.B.
- POOL IS NOT PROPOSED OR PLANNED ON THIS SITE. SPECIAL USE PERMIT REQUIRED FOR POOLS WITH ANY LINEAR DIMENSION GREATER 65 FEET OR WITH ANY AREA IN EXCESS OF 4,000 SF.
- NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, STRUCTURES, AND RETAINING WALLS) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

### FIRE DEPARTMENT NOTES

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFPA 13R) OR 250 FEET (NFPA13) TO ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF THE BUILDING (NFCF 503.1.1).
- FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NFCF 501.5.1).
- ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
- FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2018 NFCF, SECTION 503.7.

### SOLID WASTE INSPECTION STATEMENTS

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

### TREE CONSERVATION NOTE

- THIS PROJECT SITE IS MORE THAN 2 ACRES. TREE CONSERVATION IS REQUIRED PER UDO SEC. 9.1.2. REFER TO RECORDED MAP, BM 2009, PG 965 FOR EXISTING TREE CONSERVATION AREAS. REFER TO SUB-S-55-2018. TREE CONSERVATION AREA TO BE RECORDED AFTER THE SUBDIVISION SPR APPROVAL.
- TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES**
- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
  - THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NC DOT STREETS WITHIN RALEIGH'S JURISDICTION.
  - A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
  - PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
  - ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
    - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD).
    - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
    - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;
    - RALEIGH STREET DESIGN MANUAL (RSDM).
  - ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
  - ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

## Project Team

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

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

**LANDSCAPE ARCHITECT**  
JDavis Architects, PLLC  
510 S. Wilmington Street  
Raleigh, North Carolina 27601  
919.835.1500  
919.835.1510 (fax)  
kent@jdavisarchitects.com

**ARCHITECT**  
CSBO Architecture P.C.  
1589 Skeet Club Rd, Suite 102-172  
High Point, North Carolina 27265  
336.617.3079  
carlos.sanchez@csboinc.com

**ENGINEER**  
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333 Wade Avenue  
Raleigh, North Carolina 27605  
919.828.4428  
919.828.4711 (fax)  
jon\_callahan@jaeco.com

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

## Application

### Administrative Site Review Application

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Inside City limits? Yes ☒ No ☐  
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If yes, please provide: Alluvial soils: Flood study: FEMA Map Panel #:	
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Signature: Ken Thompson	Date: 07.21.2021
Printed Name: Ken Thompson, RLA, Senior Associate, JDavis Architects	

LEGEND:	
	PROP. FIRE HYDRANT
	LANDMARK
	EX. RIGHT OF WAY LINE
	EASEMENT
	TOP OF BANK
	RIPIARIAN BUFFER
	PROP. TREE CONSERVATION AREA
	PROP. TREE PROTECTION FENCE
	PROP. AMENITY AREA
	EX. WETLAND

## ADMINISTRATIVE SITE REVIEW

PROJECT:	JAE-18048/18057	DATE	
ISSUE:	Administrative Site Review	07.21.2021	
REVISIONS:			
1st Review Comments		11.18.2021	
2nd Review Comments		05.31.2022	
3rd Review Comments		06.20.2022	
DRAWN BY:			
SB			
CHECKED BY:			
KT			
CONTENT:			
COVER			

0.0

Carolina Project Equities, LLC

Pointe at Town Center - Phase 2 (Lot 3 & 4)

3900 Sumner Boulevard

Raleigh, North Carolina 27616

JDAVIS

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

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

ASR-0065-2021 (Admin. Site Review)

REFERENCE: SUB-S-55-2018

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



- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
  - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
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  - IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
  - FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
  - ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY JOHN A. EDWARDS AND COMPANY IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN AUGUST 2018 & FEBRUARY 2019, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN AUGUST 2018.
  - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
  - UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 25 MINIMUM.
  - UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
  - TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR

- COLOR OF THE PRINCIPAL BUILDING.
- GROUND MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF SEC 7.2.5.4.D AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.
  - CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
  - HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION AS PER ADA STANDARDS.
  - PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
  - ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
  - THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRDACH ON THIS MINIMUM CORNER CLEARANCE.
  - WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
  - ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI, NCSBC, AND ICC STANDARDS AND SPECIFICATIONS.
  - ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
  - UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.
  - REQUIRED PARKING FOR AN AFFORDABLE HOUSING DEVELOPMENT MAY BE REDUCED TO A RATE OF ONE (1) PARKING SPACE FOR EACH UNIT AS PER UDO SEC 7.1.4.B.
  - POOL IS NOT PROPOSED OR PLANNED ON THIS SITE. SPECIAL USE PERMIT REQUIRED FOR POOLS WITH ANY LINEAR DIMENSION GREATER THAN 6 FEET OR WITH ANY AREA IN EXCESS OF 4,000 SF.
  - NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, STRUCTURES, AND RETAINING WALLS) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

- AFFORDABLE HOUSING NOTES:**
- NC HOUSING FINANCE AGENCY AWARDED LOW-INCOME HOUSING TAX CREDIT ALLOCATIONS TO THIS PROJECT. ALL UNITS AT THIS SITE WILL BE RESTRICTED TO HOUSEHOLDS WITH INCOMES AT OR BELOW 60% OF THE AREA MEDIAN INCOME FOR 30 YEARS AS REQUIRED BY THE LOW-INCOME HOUSING TAX CREDIT PROGRAM. COMPLIANCE IS MONITORED BY NC HOUSING FINANCE AGENCY AND OTHERS.
  - ALL AFFORDABLE UNITS TO BE IN COMPLIANCE WITH DEFINITION OF "AFFORDABLE HOUSING" PER UDO 2.2 DEFINED TERMS.

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

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

SEE LS1.1 FOR DETAILS

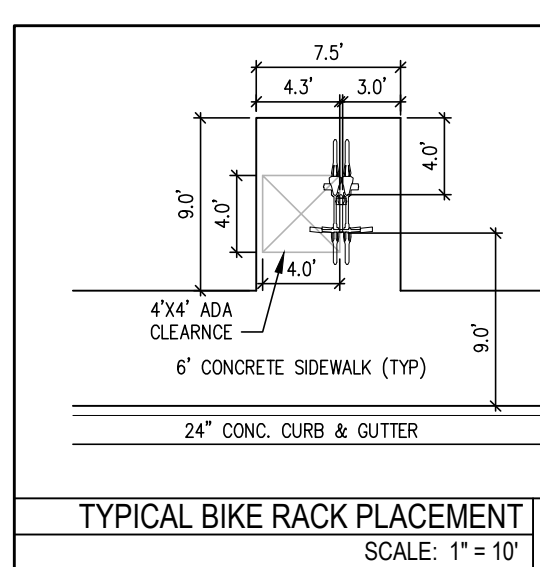
- ACCESSIBILITY NOTES:**
- ALL INTERSECTIONS OF ACCESSIBLE ROUTE SHALL HAVE MINIMUM 5'X5' LANDING.
  - MINIMUM LANDING AT ACCESS AISLE FOR HC PARKING SPACE SHALL BE 4' X 4'.
  - ALL LANDINGS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
  - HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN 2% SLOPE IN ANY DIRECTION.
  - ALL ACCESSIBLE ROUTE SHALL NOT EXCEED 2% CROSS PITCH. MAXIMUM RAMP RUN TO BE 8.3%. RAMP MUST HAVE BETWEEN 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' LANDING IS REQUIRED AT THE TOP & BOTTOM OF THE RAMP. MINIMUM 5'X5' TURN PLATFORM LANDING IS REQUIRED.
  - ACCESSIBLE ENTRANCES WILL BE PROVIDED WITH GROUND FLOOR SURFACE SLOPE/CROSS SLOPES AT 2% MAXIMUM IN ALL DIRECTIONS.
  - ALL CROSS WALK SHALL BE NO GREATER THAN 2% SLOPE IN ANY DIRECTION.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ADA STANDARDS.
  - REFER TO GRADING PLAN FOR ACCESSIBLE ROUTE.

**TREE CONSERVATION AREA LEGEND:**

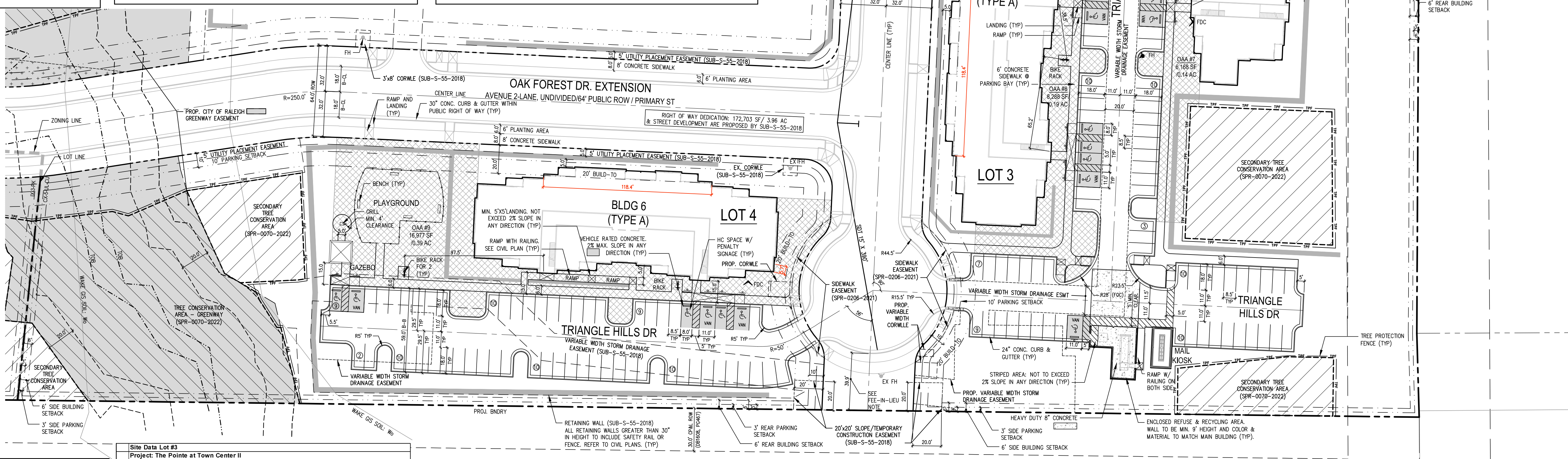
- PRIMARY TREE CONSERVATION AREA - NEUSE BUFFER ZONE 2
- TREE CONSERVATION AREA - GREENWAY
- SECONDARY TREE CONSERVATION AREA

	PRIMARY STREET FRONT	EXISTING		IMPROVED GRADE		AVG
		LOW	HIGH	LOW	HIGH	
BUILDING 3	Triangle Ridge Road	322.70	322.70	-	-	322.70
BUILDING 4	Triangle Ridge Road	322.60	322.60	-	-	322.60
BUILDING 5	Triangle Ridge Road	326.10	326.10	-	-	326.10
BUILDING 6	Oak Forest Drive	318.40	318.40	-	-	318.40
BUILDING 6	Triangle Ridge Road	318.40	318.40	-	-	318.40
CADZRO	Oak Forest Drive	310.00	310.00	-	-	310.00
CADZRO	Triangle Ridge Road	310.00	310.00	-	-	310.00

**INFRASTRUCTURE IMPROVEMENTS:**  
INFRASTRUCTURE IMPROVEMENTS IN THE RIGHT OF WAY WILL BE IN ACCORDANCE WITH SUB-S-55-2018.



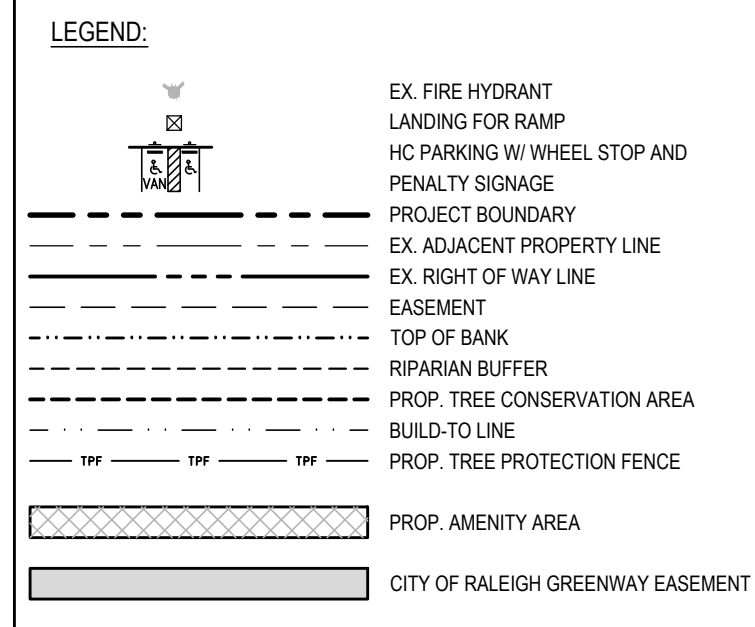
**FEE-IN-LIEU NOTE:**  
FEE-IN-LIEU TO BE PAID FOR +39.9 LF STREET AND SIDEWALK IMPROVEMENT OF TRIANGLE RIDGE ROAD EXTENSION TO PK 1702.55-8127 PROPERTY PRIOR TO BUILDING PERMIT ISSUANCE.



Zoning summary Lots #3 & 4		
Project: Summer		
Date: 07.14.2021 (updated 11.17.2021)		
1 Zoning		CX5-UL-CU
2 Section 3.2.4 Apartment		
A Lot Dimensions		
A1 Area (min)	10,000 SF	
A2 Width (min)	N/A FT	
A3 Outdoor Amenity (min)	10 %	
B Building setbacks		
B1 From primary street (min)	5 FT	
B2 From side street (min)	5 FT	
B3 From side lot line (min)	0 or 9 FT	
B4 From rear lot line (min)	0 or 6 FT	
B4 From alley	4 or 20 FT	
C Parking setbacks		
C1 From primary street (min)	10 FT	
C2 From side street (min)	10 FT	
C3 From side lot line (min)	0 or 3 FT	
C4 From rear lot line (min)	0 or 3 FT	
C4 From alley	4 FT	
E Height		
E1 Principal building (max)	2-27(F)-14 (62' max) 4 Story	
E2 Accessory structure (max)	25 FT	
F Transparency		
F1 Ground story (min)	20 %	
F2 Upper story (min)	15 %	
F3 Blank wall area (max)	35 FT	
3 Frontage requirements (sec. 3.4.7)		UL (Urban Limited)
D Additional parking limitations		
D1 No on-site parking or vehicular surface permitted between building and the street		
F Proportion access		
E1 Primary street-facing entrance required	yes	
E1 Street-facing entrance spacing	75 FT	
F Streetscape requirement	see Sec. 8.5.2.B Mixed Use	
A Streetscape width (max)	35 FT	
F Streetscape requirements (sec. 8.5.2.B)		
E Sidewalk (min)	8 FT	
F Planting area (min)	6 FT	
General		
Walkway type	Sidewalk	
Planting type	Tree grate / lawn	
Tree spacing	40 O.C. avg	

Site Data Lot #3			
Project: The Pointe at Town Center II			
Date: 07.14.2021 (updated 06.20.2022)			
1	Site Data		Lot #3
2	Tract area		
	Lot #3 S-55-18		4.21 AC
	Less right of way dedication		0.00 AC
	Net acreage		4.21 AC
	Proposed use		Multi-unit living
3	Multi-unit living 1 BR		6 DU
	Multi-unit living 2 BR		40 DU
	Multi-unit living 3 BR		38 DU
	Total		84 DU
4	Gross square footage		
	Building 3		54,112 SF
	Building 4		15,609 SF
	Building 5		54,112 SF
	Total		123,833 SF
	Proposed FAR	123,833 / 4.21 =	67.5%
	Building lot coverage	32,903 / 4.21 =	17.8%
	Proposed density	84 / 4.21 =	20.0 DU/AC
5	Outdoor amenity area (UDO section 3.2.6.A.3)		
	Area required - 10% of net acreage	4.21 x 10% =	0.421 AC
	Provided		16,338 SF
	Area provided - OAA #6	6,209 SF 3.4% =	0.143 AC
	Area provided - OAA #7	6,168 SF 3.4% =	0.142 AC
	Area provided - OAA #8	8,288 SF 4.5% =	0.190 AC
	Total	20,665 SF 11.3% =	0.474 AC
6	Building height		
	Allowed height	2-27(F)-14 (62' max) 4 Story	
	Proposed height - See elevations for building heights	Blgd 3 & 5 (54'-2") 4 Story	
	Proposed height - See elevations for building heights	Blgd 4 (44'-4") 3 Story	
	Neighborhood transition (UDO section 3.5)		n/a
8	Build-to		
	C1 Primary street build-to (min/max)	Triangle Ridge Road	
	Required	50% x 554 =	277.0 LF
	Provided		
	Building	21.4%	118.4 LF
	Total	21.4%	118.4 LF
	See note #2 below (A-102-19) is approved for Primary Street Build-to, sec. 3.4.7.C		
9	Required parking (UDO section 7.1.2 & 7.1.4.B)		
	Multi-unit living 1 BR	6 x 1.0 =	6 SP
	Multi-unit living 2 BR	40 x 1.0 =	40 SP
	Multi-unit living 3 BR	38 x 1.0 =	38 SP
	Visitor	84 x 10% =	8 SP
	Total required		92 SP
	Parking provided		
	Standard space		105 SP
	HC space		13 SP
	Total spaces provided		118 SP
Surface parking percentage		118 / 92 =	127.7%

10	Required bicycle parking (UDO section 7.1.2)		
	Multi-unit living		
	Short term (1 space per 20 rooms, min. 4)	84 / 20 =	5 SP
	Short term bike parking provided		6 SP
11	Impervious Area		
	Existing	0 SF	0.00 AC
	Proposed	89,025 SF	2.04 AC
12	Notes:		
	#1 A BOA variance (A-102-19) is approved for ground floor elevation of 2', sec. 3.2.4.F1		
	#2 A BOA variance (A-102-19) is approved for Primary Street Build-to, sec. 3.4.7.C		
	#3 A BOA variance (A-102-19) is approved for Pedestrian Access, sec. 3.4.7.E1 & E2		

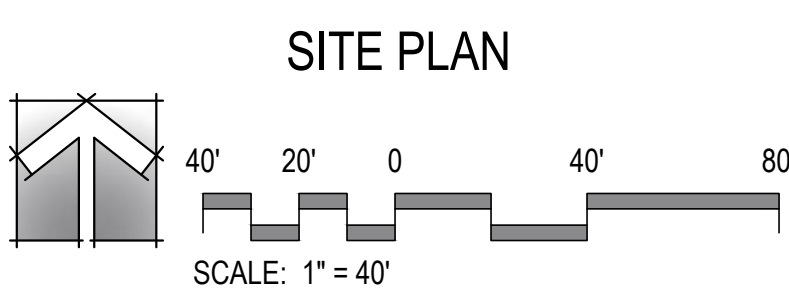


Site Data Lot #4		
Project: The Pointe at Town Center Phase 2, Lot 3 & 4		
Date: 07.14.2021 (updated 05.26.2022)		
1 Site Data		Lot #4
2 Tract area		
Lot #4 SUB-S-55-18	2.27 AC	
Less right of way dedication	0.00 AC	
Net acreage	2.27 AC	
3 Proposed use		Multi-unit living
Multi-unit living 1 BR	0 DU	
Multi-unit living 2 BR	20 DU	
Multi-unit living 3 BR	16 DU	
Total	36 DU	
4 Gross square footage		
Building 6	54,112 SF	
Proposed FAR	54,112 / 2.27 =	54.7%
Building lot coverage	13,775 / 2.27 =	13.9%
Proposed density	36 / 2.27 =	15.9 DU/AC
5 Outdoor amenity area (UDO section 3.2.6.A3)		
Area required - 10% of net acreage	2,270 x 10% =	0.227 AC
Provided		16,977 SF
Area provided - OAA #9	16,977 SF	17.2%
6 Building height		
Allowed height	2-27(F)-14 (62' max) 4 Story	
Proposed height - See elevations for building heights	(54'-2") 4 Story	
7 Neighborhood transition (UDO section 3.5)		n/a
8 Building		
C1 Primary street build-to (min/max)	Oak Forest Dr	
Required	50% x 474 =	237.0 LF
Provided		
Building	25.0%	118.4 LF
Total	25.0%	118.4 LF
See note #2 below (A-102-19) is approved for Primary Street Build-to, sec. 3.4.7.C		
C1 Primary street build-to (min/max)	Triangle Ridge Road	
Required	50% x 186 =	93.0 LF
Provided		
Building	3.1%	5.7 LF
Total	3.1%	5.7 LF
See note #2 below (A-102-19) is approved for Primary Street Build-to, sec. 3.4.7.C		

9	Required parking (UDO section 7.1.2 & 7.1.4.B)			
	Multi-unit living 1 BR	0 x 1.0 =	0 SP	
	Multi-unit living 2 BR	20 x 1.0 =	20 SP	
	Multi-unit living 3 BR	16 x 1.0 =	16 SP	
	Visitor	36 x 10% =	4 SP	
	Total required		40 SP	
	Parking provided			
	Standard space		54 SP	
	HC space		6 SP	
	Total spaces provided		60 SP	
	Surface parking percentage	60 / 40 =	150.0%	
10	Required bicycle parking (UDO section 7.1.2)			
	Multi-unit living			
	Short term (1 space per 20 rooms, min. 4)	36 / 20 =	4 SP	
	Short term bike parking provided		4 SP	
11	Impervious Area			
	Existing	0 SF	0.00 AC	
	Proposed	65,473 SF	1.50 AC	
12	Notes:			
	#1 A BOA variance (A-102-19) is approved for ground floor elevation of 2', sec. 3.2.4.F1			
	#2 A BOA variance (A-102-19) is approved for Primary Street Build-to, sec. 3.4.7.C			
	#3 A BOA variance (A-102-19) is approved for Pedestrian Access, sec. 3.4.7.E1 & E2			

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

ASR-0065-2021



ADMINISTRATIVE SITE REVIEW

PROJECT:	JAE-18048/18057	DATE:	
ISSUE:	Administrative Site Review	07.21.2021	
REVISIONS:			
1st Review Comments		11.09.2021	
2nd Review Comments		05.31.2022	
3rd Review Comments		06.20.2022	
DRAWN BY:	KT, SB		
CHECKED BY:	KT		
CONTENT:	SITE PLAN		

LS1.1





E1 BUILDING TYPE A FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

BUILDING ELEVATIONS							
		IMPROVED GRADE					
		Front		Rear*		AVG	
		LOW	HIGH	LOW	HIGH		
BUILDING 3	Triangle Ridge Road	322.70	322.70	-	-		322.70
BUILDING 4	Triangle Ridge Road	327.80	327.80	-	-		327.80
BUILDING 5	Triangle Ridge Road	328.10	328.10	-	-		328.10
BUILDING 6	Oak Forest Drive	318.60	318.60	-	-		318.60
BUILDING 6	Triangle Ridge Road	318.60	318.60	-	-		318.60
GAZEBO	Oak Forest Drive	310.00	310.00	-	-		310.00
GAZEBO	Triangle Ridge Road	310.00	310.00	-	-		310.00

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

ELEVATION MATERIAL KEY

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



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



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

BUILDING ELEVATIONS						
	PRIMARY STREET FRONT	IMPROVED GRADE				
		Front		Rear*		AVG
		LOW	HIGH	LOW	HIGH	
BUILDING 3	Triangle Ridge Road	322.70	322.70	-	-	322.70
BUILDING 4	Triangle Ridge Road	327.80	327.80	-	-	327.80
BUILDING 5	Triangle Ridge Road	328.10	328.10	-	-	328.10
BUILDING 6	Oak Forest Drive	318.60	318.60	-	-	318.60
BUILDING 6	Triangle Ridge Road	318.60	318.60	-	-	318.60
GAZEBO	Oak Forest Drive	310.00	310.00	-	-	310.00
GAZEBO	Triangle Ridge Road	310.00	310.00	-	-	310.00

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



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



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

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



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

BUILDING ELEVATIONS						
	PRIMARY STREET FRONT	IMPROVED GRADE				
		Front		Rear*		AVG
		LOW	HIGH	LOW	HIGH	
BUILDING 3	Triangle Ridge Road	322.70	322.70	-	-	322.70
BUILDING 4	Triangle Ridge Road	327.80	327.80	-	-	327.80
BUILDING 5	Triangle Ridge Road	328.10	328.10	-	-	328.10
BUILDING 6	Oak Forest Drive	318.60	318.60	-	-	318.60
BUILDING 6	Triangle Ridge Road	318.60	318.60	-	-	318.60
GAZEBO	Oak Forest Drive	310.00	310.00	-	-	310.00
GAZEBO	Triangle Ridge Road	310.00	310.00	-	-	310.00

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



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



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

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

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

BUILDING ELEVATIONS		IMPROVED GRADE				
		Front		Rear*		AVG
		LOW	HIGH	LOW	HIGH	
BUILDING 3	Triangle Ridge Road	322.70	322.70	-	-	322.70
BUILDING 4	Triangle Ridge Road	327.80	327.80	-	-	327.80
BUILDING 5	Triangle Ridge Road	328.10	328.10	-	-	328.10
BUILDING 6	Oak Forest Drive	318.60	318.60	-	-	318.60
BUILDING 6	Triangle Ridge Road	318.60	318.60	-	-	318.60
GAZEBO	Oak Forest Drive	310.00	310.00	-	-	310.00
GAZEBO	Triangle Ridge Road	310.00	310.00	-	-	310.00

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



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



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

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





E1 BUILDING TYPE A FRONT ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING ELEVATIONS						
	PRIMARY STREET FRONT	IMPROVED GRADE				
		Front		Rear*		AVG
		LOW	HIGH	LOW	HIGH	
BUILDING 3	Triangle Ridge Road	322.70	322.70	-	-	322.70
BUILDING 4	Triangle Ridge Road	327.80	327.80	-	-	327.80
BUILDING 5	Triangle Ridge Road	328.10	328.10	-	-	328.10
BUILDING 6	Oak Forest Drive	318.60	318.60	-	-	318.60
BUILDING 6	Triangle Ridge Road	318.60	318.60	-	-	318.60
GAZEBO	Oak Forest Drive	310.00	310.00	-	-	310.00
GAZEBO	Triangle Ridge Road	310.00	310.00	-	-	310.00

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

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

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

ELEVATION MATERIAL KEY

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



A1 BUILDING TYPE A REAR ELEVATION

SCALE: 1/8" = 1'-0"



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

BUILDING ELEVATIONS						
	PRIMARY STREET FRONT	IMPROVED GRADE				AVG
		Front		Rear*		
		LOW	HIGH	LOW	HIGH	
BUILDING 3	Triangle Ridge Road	322.70	322.70	-	-	322.70
BUILDING 4	Triangle Ridge Road	327.80	327.80	-	-	327.80
BUILDING 5	Triangle Ridge Road	328.10	328.10	-	-	328.10
BUILDING 6	Oak Forest Drive	318.60	318.60	-	-	318.60
BUILDING 6	Triangle Ridge Road	318.60	318.60	-	-	318.60
GAZEBO	Oak Forest Drive	310.00	310.00	-	-	310.00
GAZEBO	Triangle Ridge Road	310.00	310.00	-	-	310.00

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

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

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



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



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

REVISIONS:	
2019-09-20	ZONING SUBMITTAL
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E1 BUILDING TYPE A FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

BUILDING ELEVATIONS						
PRIMARY STREET FRONT		IMPROVED GRADE				AVG
		Front		Rear*		
		LOW	HIGH	LOW	HIGH	
BUILDING 3	Triangle Ridge Road	322.70	322.70	-	-	322.70
BUILDING 4	Triangle Ridge Road	327.80	327.80	-	-	327.80
BUILDING 5	Triangle Ridge Road	328.10	328.10	-	-	328.10
BUILDING 6	Oak Forest Drive	318.60	318.60	-	-	318.60
BUILDING 6	Triangle Ridge Road	318.60	318.60	-	-	318.60
GAZEBO	Oak Forest Drive	310.00	310.00	-	-	310.00
GAZEBO	Triangle Ridge Road	310.00	310.00	-	-	310.00

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

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

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

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



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



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

BUILDING ELEVATIONS						
	PRIMARY STREET FRONT	IMPROVED GRADE				
		Front		Rear*		AVG
		LOW	HIGH	LOW	HIGH	
BUILDING 3	Triangle Ridge Road	322.70	322.70	-	-	322.70
BUILDING 4	Triangle Ridge Road	327.80	327.80	-	-	327.80
BUILDING 5	Triangle Ridge Road	328.10	328.10	-	-	328.10
BUILDING 6	Oak Forest Drive	318.60	318.60	-	-	318.60
BUILDING 6	Triangle Ridge Road	318.60	318.60	-	-	318.60
GAZEBO	Oak Forest Drive	310.00	310.00	-	-	310.00
GAZEBO	Triangle Ridge Road	310.00	310.00	-	-	310.00

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



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



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

REVISIONS:	
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2020-02-02	ZONING COMMENTS