



Administrative Approval Action

Case File / Name: ASR-0065-2021

DSLCL - The Pointe at Town Center Phase 2/Lot 3 & 4

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

LOCATION: This 6.48 acre site zoned CX-5-UL-CU as lots 3 and 4 of Subdivision SUB-S-55-2018 within the parent tract located at the southwest corner of the intersection of Triangle Town Blvd. and Sumner Blvd at 3900 Sumner Blvd.

REQUEST: Development of a Multi-Family Living development of three and four story apartment buildings on two lots. There will be four Apartment Buildings with associated infrastructure for 120 dwelling units with approximately 177, 945 square feet of building space.

The following Variances were approved for this proposal:
BOA Variance (A-70-19) granting partial relief from block perimeter requirements for the parent tract, and
BOA Variance (A-102-19) granting approval for a.) relief from the ground floor elevation requirement (3.2.4 F1) b.) Relief from a portion of the primary build to requirement (3.4.7 C), and c.) Relief from the required pedestrian access requirement (3.4.7 E1 and E2).

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** SUB-S-55-2018: DSLCL - Preliminary Subdivision/Preliminary Subdivision

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated June 20, 2022 by J DAVIS ARCHITECTS.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Retaining walls within 30' of any right of way must clarify the proposed height and retaining walls within 30' of the right of way that are greater than 10' in height must be tiered and provide vegetative screening as required by 7.2.8 of the Unified Development Ordinance. Clarify height (BW/TW) of all walls and demonstrate compliance to 7.2.8 D of the City of Raleigh Unified Development Ordinance
2. Demonstrate compliance to the Primary Street Build To minimum requirements as per (A-102-19) being Lot 3 min= 30% and Lot 4 min = 35% (see A-102-19)

Public Utilities



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3. 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.

Stormwater

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

Urban Forestry

7. Tree protection fence must be inspected by Urban Forestry staff 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.

<input checked="" type="checkbox"/>	Sidewalk Easement Required
<input checked="" type="checkbox"/>	Utility Placement Easement Required
<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required

<input checked="" type="checkbox"/>	Slope Easement Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant 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:

Public Utilities

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

Stormwater

2. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).



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3. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
4. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
5. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
6. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
7. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

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

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

General

1. All conditions of approval applicable to creation of the lots for this development, Lots 3 and 4 of SUB-S-55-2018, shall be met including recordation of the subdivision plat for lots, right-of-way, easements, and tree conservation areas as specified in the approved subdivision plan.
2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

3. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
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. 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 this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
6. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
7. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, 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 plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

Public Utilities

8. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.
9. Initiation of the easement exchange process is required (via dedication of new easement on record plat, ending with abandonment of old easement on subsequent deed).
10. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry

11. Tree impact permits must be obtained for the approved streetscape tree installations in the rights of way. This development proposes 10 street trees along Triangle Ridge Road adjacent to Lot 3. This development also proposes 14 street trees along Oak Forest Drive Extension and 1 street tree along Triangle Ridge Road for a total of 15 street trees adjacent to Lot 4. This development proposes an overall total of 25 street trees.
12. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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

General

1. Final inspection of tree conservation areas and right of way street trees by Urban Forestry Staff.



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2. The CO is contingent upon substantial completion of the portion of road needed to serve the building, meaning full unobstructed access that meets public safety and access requirements (everything except final lift of asphalt, street trees). Public sidewalk for access to the building requesting CO would be required.
3. 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.
4. 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.

Stormwater

5. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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: November 10, 2025

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

4-Year Completion Date:

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

I hereby certify this administrative decision.

Signed: Daniel L. Stegall Date: 07/14/2022
Development Services Dir./Designee

Staff Coordinator: Michael Walters

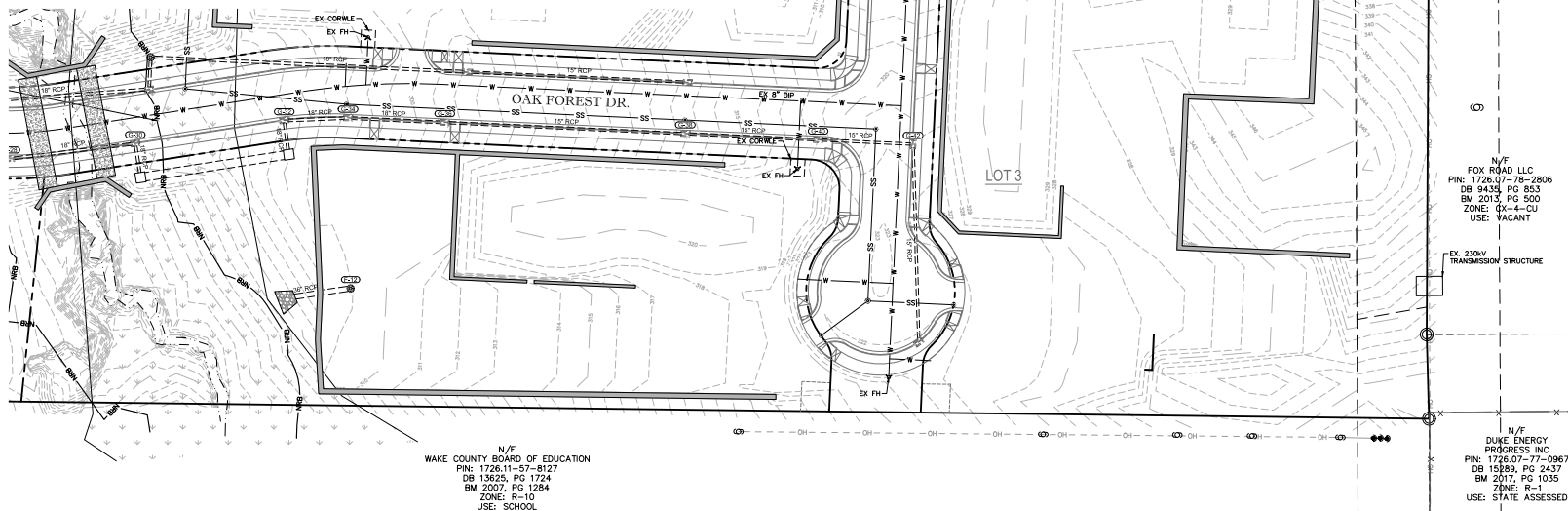
ABBREVIATIONS				
APPLICABLE TO CIVIL SHEETS				
AC	ACRE	EX	EXISTING	RCP
APPROX	APPROXIMATE	FDC	FIRE DEPARTMENT CONNECTION	ROW
B-B	BACK-TO-BACK	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	RW
BM	BOOK OF MAPS	FFE	FINISHED FLOOR ELEVATION	RSDM
CB	CATCH BASIN	PH	PURE HYDRANT	SF
CIP	CAST IRON PIPE	FM	FORCE MAIN	SS
CL	CENTERLINE	FP	FLOODPLAIN	STD
CO	CLEANOUT	GM	GAS METER	SWM
CONC	CONCRETE	GW	GUY ANCHOR	TBO
COR	CITY OF RALEIGH	HDP	HIGH DENSITY POLYETHYLENE	TBS
CP	COMPUTED POINT	IPS	IRON PIPE SET	TBLR
DB	DEED BOOK	LF	LINEAR FEET	TF
DI	DROP INLET	LP	LIGHT POLE	TP
DIP	DUCTILE IRON PIPE	LOC	LOCATION	TYP
DTL	DETAIL	MAGS	MAG NAIL SET	UG
ECM	EX CONC MONUMENT	MH	MANHOLE	UNK
ER	EX IRON PIPE	NF	NOW OR FORMERLY	WV
EX	EX IRON ROD	NCDOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	WLE
ELC	ELECTRIC	PG	PAGE	WM
ELV	ELEVATION	PP	POWER POLE	YI
EDP	EDGE OF PAVEMENT	PROP	PROPOSED	
EBMT	EASEMENT	PVC	POLYVINYL CHLORIDE	

GENERAL NOTES:

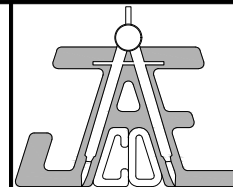
1. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
2. UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
3. ADA AREAS TO BE 2% MAX SLOPE IN ALL DIRECTIONS.
4. WHERE SPOT GRADES ARE DIFFERENT THAN THE PROPOSED FINISH FLOOR ELEVATION, BUILDING FOUNDATION TO BE EXPRESSED OR BURIED.

SURVEYOR'S NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND.
2. ALL DIMENSIONS ARE IN FEET.
3. AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
4. BASE OF BEARINGS IS NORTH CAROLINA GRID NORTH, NAD83(2011). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERRING TO THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NORD, RALEIGH, NC.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A TITLE SEARCH WOULD REVEAL.
6. ALL REFERENCES ARE MADE TO THE WAKE COUNTY REGISTRY.
7. HORIZONTAL DATUM IS NAD 83(2011) AND VERTICAL DATUM IS NAVD 83.



EXISTING GRADES SHOWN PER SUB-S-55-2018



JAECO
Consulting Engineers and Land Surveyors

NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 825-4428
Fax: (919) 825-4711
E-mail: info@jaeco.com

www.jaeco.com



SUMNER POINTE I
PHASE 2/LOT 3 & 4
3900 SUMNER BLVD.
RALEIGH, NC 27616

CAROLINA PROJECT
EQUITIES, LLC

Call before you dig.

LEGEND

EX ROW LINE	---
EX LOT LINE	---
EX MAJOR BUFFER	---
EX MAJOR CONTOUR	---
EX MINOR CONTOUR	---
EX MINOR CONTOUR (SUBDIVISION)	---
EX WATER	---
EX WATER (SUBDIVISION)	---
EX SANITARY	---
EX SANITARY (SUBDIVISION)	---
EX OVERHEAD LINE	---
EX STORM (SUBDIVISION)	---
EX WETLANDS (FIELD VERIFIED 08/09/07)	---
FLOOD HAZARD SOILS	---
PRIMARY TREE	---
CONSERVATION AREA	---
GREENWAY - TREE	---
CONSERVATION AREA	---




EXISTING CONDITIONS PLAN

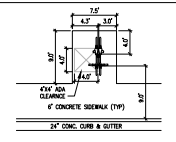
Number	Description	Date
1	PER COR COMMENTS	11/05/21
2	PER CITY COMMENTS	05/24/22
3	PER CITY COMMENTS	06/29/22

JAECO # 332209
DRAWING SCALE: 1" = 40'
DRAWN BY: TT
CHECKED BY: JRC
DATE ISSUED: 07/20/2021

C-1

2. ALL CONSTRUCTION SHALL BE ACCORDANCE WITH CITY OF WAUKESHA ROAD "CDD" STANDARD AND THE CONTRACTOR SHALL CONSIDER THE WORK IN A SAFE MANNER AND WITH A MINIMUM IMPACT TO THE ADJACENT PROPERTY.
3. PRIOR TO CONSTRUCTION BEGINNING ALL DANGER AND TRAFFIC CONTROL SHALL BE IN PLACE. THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY OF THE ADJACENT PROPERTY TO THE SAME CONDITION AS EXISTING PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE TO PREVIOUS OR BETTER CONDITION.
5. THE CONTRACTOR SHALL MAINTAIN TRAFFIC DURING CONSTRUCTION, WITHIN THE CITY OF WAUKESHA STREET DESIGN MANUAL AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING DIVISION.
6. IF THE PROJECT REQUIRES PUBLIC PLACES OR PUBLIC STREETS OR UTILITIES SHOWN ON THE PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT. OBTAINANCE OF PERMITS OR RECORDS OF UTILITIES FOR THE DEVELOPMENT.
7. THE CONTRACTOR SHALL BE REQUIRED BY CITY OF WAUKESHA ENGINEERS AS MEETING THE FOLLOWING INFORMATION:
 - 8. ALL SURVEY INFORMATION PROVIDED TO JAMES BISHOP, JR. BY JOHN A. EDWARDS AND COMPANY, INC. SHALL BE USED FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY AND SUPPLEMENTAL INFORMATION OBTAINED FROM HIS/HER COUNTY ON OR ABOUT 06/01/2016.
 - 9. THE CITY OF WAUKESHA TRAIL SHALL BE CONSTRUCTED WITHIN 2 FEET AND 4 INCHES OF THE EXISTING CURB OR GUTTER LINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY AND SUPPLEMENTAL INFORMATION OBTAINED FROM HIS/HER COUNTY ON OR ABOUT 06/01/2016.
 - 10. UNLESS NOTED, ACCESS ROUTE FOR ALL TRAVELERS SHALL PROVIDE A NEAR TURNING OR THROUGH ROUTE TO THE PROJECT AREA.
 - 11. UNLESS NOTED, ALL UNPAVED SHOULDER ARE TO BE BACK OF CURB.
 - 12. TRASH AND CARRYOVER DUMPSTERS/ENCLOSURE SHALL BE COMPLETED WITH INTERNAL AND/OR

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



TYPICAL BIKE RACK PLACEMENT
SCALE: 1" = 10'

FEE-IN-LIEU NOTE:
FEE-IN-LIEU TO BE PAID FOR 4+39.8 LF STREET AND
SIDEWALK IMPROVEMENT OF TRIANGLE RIDGE ROAD
EXTENSION TO PIN: 1726-ST-8127 PROPERTY PRIOR TO

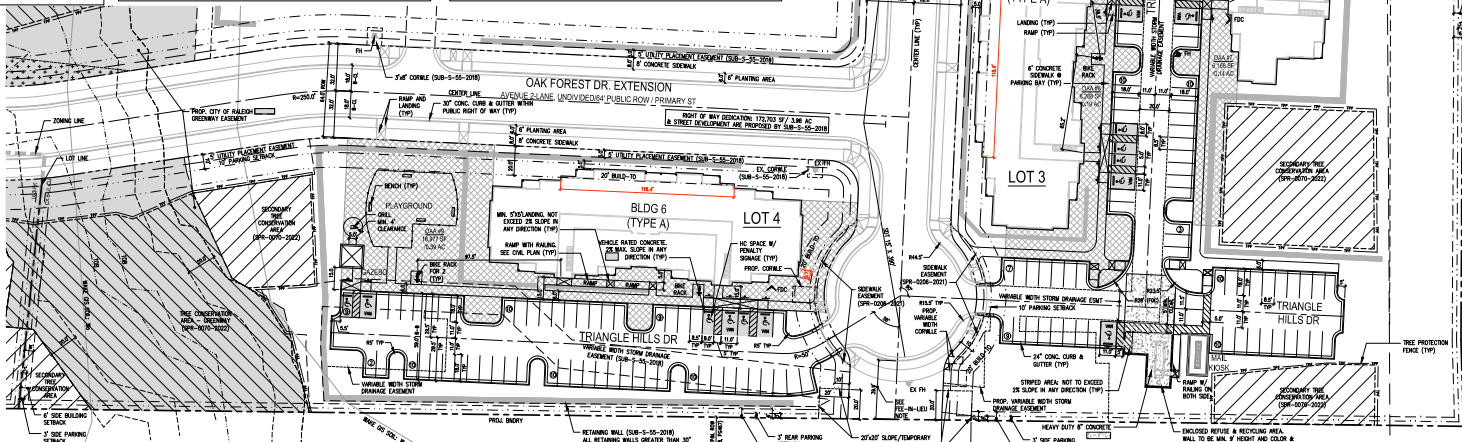
1. GROUND-ANCHORED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCHEDULING REQUIREMENTS OF THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS (DPW) AND THE CITY OF CHICAGO DEPARTMENT OF STREETSCAPES AND LANDSCAPE ARCHITECTURE (DOLAP). CONTRACTOR TO RELOCATE AND/OR VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT AND RECONSTRUCT TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. HANDICAP PARKING SPACES AND VMC ACCESS ABILITIES SHALL NOT BE GREATER THAN TWO PERCENT (2%) OF THE TOTAL PARKING SPACES.
3. PROVIDE SIGNAGE AND STRIPING OF HANDICAP PARKING SPACES IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF STREETSCAPES AND LANDSCAPE ARCHITECTURE (DOLAP).
4. ALL RETAINING WALLS GREATER THAN 10 FEET HIGH TO BE RATED AS EARTH RETAINING WALLS BY THE MINIMUM CRACK CLEARANCE FROM THE CURBLINE OF INTERSECTING STREETS SHALL BE 10 FEET. THE MINIMUM CRACK CLEARANCE FROM THE CURBLINE OF INTERSECTING STREETS SHALL BE 10 FEET. THE MINIMUM CRACK CLEARANCE FROM THE CURBLINE OF INTERSECTING STREETS SHALL BE 10 FEET.
5. VMC ACCESS ABILITIES WILL BE PROVIDED IN ACCORDANCE WITH CITY OF CHICAGO PUBLIC WORKS DEPARTMENT (DPW) AND CITY OF CHICAGO DEPARTMENT OF STREETSCAPES AND LANDSCAPE ARCHITECTURE (DOLAP).
6. ALL SIGNS AND HANDICAP SHALL BE CONFORMANCE WITH AMERICAN NATIONAL STANDARDS AND CITY OF CHICAGO DEPARTMENT OF STREETSCAPES AND LANDSCAPE ARCHITECTURE (DOLAP).
7. ALL ABOVE GROUND UTILITIES SHALL BE PROTECTED AND NOT ALLOWED TO TELEPHONE CABLES AND CABLES. TELEPHONE CABLES, TRANSFORMERS, BACKUP CABLE, POWER, ETC. SHALL BE SCHEDULED TO BE MOVED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
8. UTILITY PLACEMENT DURING THE INSTALLATION OF PLANT MATERIAL.
9. PROVIDE PARKING FOR ALL APPLICABLE HOUSING DEVELOPMENT PROJECTS BE REQUIRED TO A RATIO OF 1:1000 FOR EACH UNIT OF HOUSING DEVELOPMENT PROJECTS.
10. POOL, BEEZ, PROPOSED OR PLANNED ON THE SITE, SHALL BE PERMITTED FOR POOLS WITHIN THE CITY OF CHICAGO DEPARTMENT OF STREETSCAPES AND LANDSCAPE ARCHITECTURE (DOLAP).
11. PROVIDING SIGNAGE AND STRIPING ABILITIES SHALL BE GREATER THAN TWO PERCENT (2%) OF THE TOTAL PARKING SPACES.
12. PROVIDING SIGNAGE AND STRIPING ABILITIES SHALL BE GREATER THAN TWO PERCENT (2%) OF THE TOTAL PARKING SPACES.

1. ALL HOUSING AGENCY AFFORDABLE LOW-INCOME HOUSING TAX CREDIT LOCATIONS TO THIS PROJECT, ALL UNITS AT THE SITE ARE TO BE RESTRICTED TO HOUSING WITH INCOME 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 FINANCIAL AGENCY AND OTHERS.
 2. ALL AFFORDABLE UNITS TO BE COMPLIANT WITH DEFINITION OF "AFFORDABLE HOUSING" PER U.S. DEPT. OF HOUSING.
- RETAINING WALLS**
1. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
- NC RAMPS:**
1. ALL NC RAMP AT INTERSECTIONS ARE TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.
 2. POWER POLES WHICH CONFLICT WITH FIELD LOCATED NC RAMPS ARE TO BE RELOCATED BY APPLICABLE UTILITY COMPANY.

5. ALL INTERSECTIONS OF ACCESSIBLE ROUTE SHALL HAVE MINIMUM EXISTING LANDINGS.
6. MINIMUM LANDING AT ACCESSIBLE ROUTE FOR HC PARKING SPACE SHALL BE 4' x 4'.
7. ALL LANDINGS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
8. HANDICAP PARKING SPACE(S) AND HC ACCESSIBLE(S) SHALL BE NO GREATER THAN 2% SLOPE IN ANY DIRECTION.
9. ALL ACCESSIBLE ROUTE SHALL NOT EXCEED 2% CROSS FTH. MINIMUM RAMP RUN TO BE 4:1, HAVING BETWEEN 34" AND 36" HEIGHT HANDRAILS ON BOTH SIDES IF THE SLOPE IS GREATER THAN 1:4. MINIMUM EXISTING LANDING SHALL BE PROVIDED EVERY 30' MAXIMUM RAMP MINIMUM EXISTING LANDING IS REQUIRED TO BE TOP OF BOTTOM RAMP.
10. ACCESSIBLE ENTRANCES MUST BE PROVIDED WITH GROUND FLOOR SURFACE SLIP-RESISTANT SURFACES. MINIMUM IN ALL DIRECTIONS.
11. ALL CROSS WALK SHALL BE NO GREATER THAN 2% SLOPE IN ANY DIRECTION.
12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ADA STANDARDS.
13. REFER TO GRADING PLAN FOR ACCESSIBLE ROUTE.

BUILDING ELEVATIONS						
	PRIMARY STREET FRONT	REAR/PAVED DRIVE				
		Front		Rear		
		LOW	HIGH	LOW	HIGH	PAV
US [Sb] 5	Storage Storage Round	\$17.50	\$23.20	-	-	\$29.70
US [Sb] 6	Storage Storage Round	\$27.80	\$27.80	-	-	\$37.80
US [Sb] 7	Storage Storage Round	\$33.50	\$36.10	-	-	\$36.10
US [Sb] 8	Slab Internal Drive	\$18.00	\$26.00	-	-	\$18.00
US [Sb] 9	Storage Storage Round	\$13.00	\$35.00	-	-	\$18.00
A2 [Sb] 0	Slab Internal Drive	\$13.00	\$30.00	-	-	\$18.00
A2 [Sb] 1	Storage Storage Round	\$13.00	\$30.00	-	-	\$18.00

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

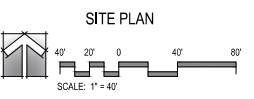
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Project: The Pacific at Sydney Cove II		
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Item	Lot #3	
1. Lot area	1,231.41	
2. Less area of way dedication	2,301.42	
3. Proposed site	4,532.83	
4. Proposed site 1 LBR	Multi-unit town	
5. Multi-unit town 1 LBR	40.00	
6. Multi-unit town 2 LBR	40.00	
7. Multi-unit town 3 LBR	84.00	
8. Multi-unit town 4 LBR	84.00	
9. Multi-unit town 5 LBR	84.00	
10. Multi-unit town 6 LBR	84.00	
11. Multi-unit town 7 LBR	84.00	
12. Multi-unit town 8 LBR	84.00	
13. Multi-unit town 9 LBR	84.00	
14. Multi-unit town 10 LBR	84.00	
15. Multi-unit town 11 LBR	84.00	
16. Multi-unit town 12 LBR	84.00	
17. Multi-unit town 13 LBR	84.00	
18. Multi-unit town 14 LBR	84.00	
19. Multi-unit town 15 LBR	84.00	
20. Multi-unit town 16 LBR	84.00	
21. Multi-unit town 17 LBR	84.00	
22. Multi-unit town 18 LBR	84.00	
23. Multi-unit town 19 LBR	84.00	
24. Multi-unit town 20 LBR	84.00	
25. Multi-unit town 21 LBR	84.00	
26. Multi-unit town 22 LBR	84.00	
27. Multi-unit town 23 LBR	84.00	
28. Multi-unit town 24 LBR	84.00	
29. Multi-unit town 25 LBR	84.00	
30. Multi-unit town 26 LBR	84.00	
31. Multi-unit town 27 LBR	84.00	
32. Multi-unit town 28 LBR	84.00	
33. Multi-unit town 29 LBR	84.00	
34. Multi-unit town 30 LBR	84.00	
35. Multi-unit town 31 LBR	84.00	
36. Multi-unit town 32 LBR	84.00	
37. Multi-unit town 33 LBR	84.00	
38. Multi-unit town 34 LBR	84.00	
39. Multi-unit town 35 LBR	84.00	
40. Multi-unit town 36 LBR	84.00	
41. Multi-unit town 37 LBR	84.00	
42. Multi-unit town 38 LBR	84.00	
43. Multi-unit town 39 LBR	84.00	
44. Multi-unit town 40 LBR	84.00	
45. Multi-unit town 41 LBR	84.00	
46. Multi-unit town 42 LBR	84.00	
47. Multi-unit town 43 LBR	84.00	
48. Multi-unit town 44 LBR	84.00	
49. Multi-unit town 45 LBR	84.00	
50. Multi-unit town 46 LBR	84.00	
51. Multi-unit town 47 LBR	84.00	
52. Multi-unit town 48 LBR	84.00	
53. Multi-unit town 49 LBR	84.00	
54. Multi-unit town 50 LBR	84.00	
55. Multi-unit town 51 LBR	84.00	
56. Multi-unit town 52 LBR	84.00	
57. Multi-unit town 53 LBR	84.00	
58. Multi-unit town 54 LBR	84.00	
59. Multi-unit town 55 LBR	84.00	
60. Multi-unit town 56 LBR	84.00	
61. Multi-unit town 57 LBR	84.00	
62. Multi-unit town 58 LBR	84.00	
63. Multi-unit town 59 LBR	84.00	
64. Multi-unit town 60 LBR	84.00	
65. Multi-unit town 61 LBR	84.00	
66. Multi-unit town 62 LBR	84.00	
67. Multi-unit town 63 LBR	84.00	
68. Multi-unit town 64 LBR	84.00	
69. Multi-unit town 65 LBR	84.00	
70. Multi-unit town 66 LBR	84.00	
71. Multi-unit town 67 LBR	84.00	
72. Multi-unit town 68 LBR	84.00	
73. Multi-unit town 69 LBR	84.00	
74. Multi-unit town 70 LBR	84.00	
75. Multi-unit town 71 LBR	84.00	
76. Multi-unit town 72 LBR	84.00	
77. Multi-unit town 73 LBR	84.00	
78. Multi-unit town 74 LBR	84.00	
79. Multi-unit town 75 LBR	84.00	
80. Multi-unit town 76 LBR	84.00	
81. Multi-unit town 77 LBR	84.00	
82. Multi-unit town 78 LBR	84.00	
83. Multi-unit town 79 LBR	84.00	
84. Multi-unit town 80 LBR	84.00	
85. Multi-unit town 81 LBR	84.00	
86. Multi-unit town 82 LBR	84.00	
87. Multi-unit town 83 LBR	84.00	
88. Multi-unit town 84 LBR	84.00	
89. Multi-unit town 85 LBR	84.00	
90. Multi-unit town 86 LBR	84.00	
91. Multi-unit town 87 LBR	84.00	
92. Multi-unit town 88 LBR	84.00	
93. Multi-unit town 89 LBR	84.00	
94. Multi-unit town 90 LBR	84.00	
95. Multi-unit town 91 LBR	84.00	
96. Multi-unit town 92 LBR	84.00	
97. Multi-unit town 93 LBR	84.00	
98. Multi-unit town 94 LBR	84.00	
99. Multi-unit town 95 LBR	84.00	
100. Multi-unit town 96 LBR	84.00	

[illegible]

Data File #44				Report Title: The Position at Towns Center Phase 1, Unit 3 & 4			
Report Date: 07/14/2023 (updated on 06/26/2023)				Table #44			
Unit	Unit area	Unit area		Unit area			
Unit 3	5.58-5.58	Unit 3		2.97 Acre			
Unit 4	5.58-5.58	Unit 4		0.00 Acres			
Unit 5	5.58-5.58	Unit 5		0.00 Acres			
Unit 6	5.58-5.58	Unit 6		0.00 Acres			
Unit 7	5.58-5.58	Unit 7		0.00 Acres			
Unit 8	5.58-5.58	Unit 8		0.00 Acres			
Unit 9	5.58-5.58	Unit 9		0.00 Acres			
Unit 10	5.58-5.58	Unit 10		0.00 Acres			
Unit 11	5.58-5.58	Unit 11		0.00 Acres			
Unit 12	5.58-5.58	Unit 12		0.00 Acres			
Unit 13	5.58-5.58	Unit 13		0.00 Acres			
Unit 14	5.58-5.58	Unit 14		0.00 Acres			
Unit 15	5.58-5.58	Unit 15		0.00 Acres			
Unit 16	5.58-5.58	Unit 16		0.00 Acres			
Unit 17	5.58-5.58	Unit 17		0.00 Acres			
Unit 18	5.58-5.58	Unit 18		0.00 Acres			
Unit 19	5.58-5.58	Unit 19		0.00 Acres			
Unit 20	5.58-5.58	Unit 20		0.00 Acres			
Unit 21	5.58-5.58	Unit 21		0.00 Acres			
Unit 22	5.58-5.58	Unit 22		0.00 Acres			
Unit 23	5.58-5.58	Unit 23		0.00 Acres			
Unit 24	5.58-5.58	Unit 24		0.00 Acres			
Unit 25	5.58-5.58	Unit 25		0.00 Acres			
Unit 26	5.58-5.58	Unit 26		0.00 Acres			
Unit 27	5.58-5.58	Unit 27		0.00 Acres			
Unit 28	5.58-5.58	Unit 28		0.00 Acres			
Unit 29	5.58-5.58	Unit 29		0.00 Acres			
Unit 30	5.58-5.58	Unit 30		0.00 Acres			
Unit 31	5.58-5.58	Unit 31		0.00 Acres			
Unit 32	5.58-5.58	Unit 32		0.00 Acres			
Unit 33	5.58-5.58	Unit 33		0.00 Acres			
Unit 34	5.58-5.58	Unit 34		0.00 Acres			
Unit 35	5.58-5.58	Unit 35		0.00 Acres			
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Unit 37	5.58-5.58	Unit 37		0.00 Acres			
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Unit 195	5.58-5.58	Unit 195		0.00 Acres			
Unit 196	5.58-5.58	Unit 196		0.00 Acres			
Unit 197	5.58-5.58						

Revised parking ratio (BOR) (Section 1.2.7.1 & 1.8)			
Minimum parking ratio	50	10 x 10	0.50 SP
Maximum parking ratio	20	10 x 10	0.20 SP
Minimum parking ratio	50	10 x 10	0.50 SP
Maximum parking ratio	30 x 10	100% x 4	4.00 SP
Value			
Time required			
Parking provided			
Surface area			54 SP
Net space			6.5 SP
Total spaces			60.5 SP
Surface parking percentage	60 / 40		150.00%
Minimum lot size (BOR) (Section 1.7.2)			
Short term	1	1 space per 200 sqm. (min. 4)	35 / 20
Long term	1	1 space per 200 sqm. (min. 4)	4 / 5P
Short term bike parking			
11. Information			
12. Notes			
13. Remarks		60.5/40	0.00 OAC
14. Remarks		60.5/40	0.00 OAC
15. Remarks			
16. Remarks			
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99. Remarks			
100. Remarks			



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

ASR-0065-2021

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SITE PLAN

Diagram illustrating a roof cross-section with varying pitches: 40°, 20°, 0°, and 40°.

SCALE: 1" = 40'

Carolina Project Equities, LLC
Pointe at Town Center - Phase 2 (Lot 3 & 4)
 3900 Summer Boulevard
 Raleigh, North Carolina 27616

JDAVIS
 10000 Peachtree Dunwoody Road, Suite 1000, Atlanta, GA 30328
 404.251.1400
 1100 Dunwoody Dr., 7th Floor, Marietta, GA 30067
 770.242.0175

ASR-0065-2021 (Admin. Site Review)
 REFERENCE SUB-S-56-2018

1000

IAE-18046/18057	DATE
Administrative Site Review	07-21-2021
"	"
"	"
"	"
"	"
1st Review Comments	11/09/2021
2nd Review Comments	05-31-2022
3rd Review Comments	06-20-2022
"	"
"	"
KT, SB	
KT	
SITE PLAN	

*	
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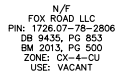
LS1.1

8/20/2022 11:45 AM P:\18pro\18048_Summer_Points\c_LAND\dog-LP\18048-Site-22-PH4-Lot2-ASR-3rd-PH2-Lot3_4-ASR-4th-dog

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[illegible]

1. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
2. UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALLIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
3. ADA AREAS TO BE 2% MAX SLOPE IN ALL DIRECTIONS
4. WHERE SPOT GRADES ARE DIFFERENT THAN THE PROPOSED FINISH FLOOR ELEVATION, BUILDING FOUNDATION TO BE EXPOSED OR BURIED.



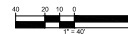
EX. 230kV
TRANSMISSION STRUCTURE

N/F
DUKE ENERGY
PROGRESS INC
PIN: 1726.07-77-01
DB 15289, PG 243
BM 2017, PG 103
ZONE: R-1
USE: STATE ASSESS

The Construction Contractor responsible for the extension of water, sewer, and/or roads, as approved in these plans, is responsible for contacting the PUBLIC WORKS DEPARTMENT at (910) 396-2408 or the PUBLIC UTILITIES DEPARTMENT at (910) 396-6542 at least ten days prior to beginning any of their construction.

FAILURE to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require restoration of any water or sewer facilities not inspected as a result of this notification failure.

FAILURE to call for inspection, install a Downstream Plug, have Permitted Plans on the jobsite, or at any other Violation of CITY OF RALEIGH STANDARDS will result in a Fine and Possible Prohibition from future work in the CITY OF RALEIGH.



DO NOT
ACTION

CAROLINA PROJECT
EQUITIES, LLC

Call 811 before you dig.

The diagram illustrates a 100% sanitary flow system. It shows a fire engine on the left and a building on the right. The connections are as follows:

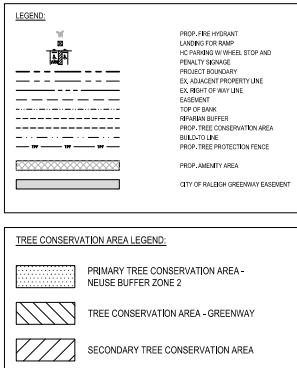
- EX WATER:** A dashed line with a 'W' at the engine and a 'W' at the building.
- EX WATER (SUBDIVISION):** A solid line with a 'W' at the engine and a 'W' at the building.
- PROP WATER:** A solid line with a 'W' at the engine and a 'W' at the building.
- PROP FIRE LINE:** A solid line with 'FL' at the engine and 'FL' at the building.
- EX SANITARY:** A dashed line with 'SS' at the engine and 'SS' at the building.
- EX SANITARY (SUBDIVISION):** A solid line with 'SS' at the engine and 'SS' at the building.
- PROP SANITARY:** A solid line with 'SS' at the engine and 'SS' at the building.
- PROP SANITARY FLOW DIRECTION:** Five arrows pointing from the engine towards the building.

Revisions		
Number	Description	Date
1	PER COR COMMENTS	11/05/21
2	PER CITY COMMENTS	05/24/22
3	PER CITY COMMENTS	08/20/22

JAECO #: 522-05
DRAWING SCALE: 1" = 40'
DRAWN BY: TT
CHECKED BY: JRC
DATE ISSUED: 07/20/2002

C-2

6/2/2022 11:44 AM P:\Projects\11046_Summer_Points at Town Center - Phase 2 (Lot 3 & 4)\11046-2021-22-PRJ-Landscaping.dwg J:\Users\j\OneDrive\Documents\Projects\11046_Summer_Points at Town Center - Phase 2 (Lot 3 & 4)\11046-2021-22-PRJ-Landscaping.dwg



City of Raleigh Landscaping Requirements for The Pointe at Town Center Phase 2 Lot 3 & 4
Date: 07/14/2021 (Rev. 06/26/2022)

Vehicle Parking Lot (Lot 3)	Vehicle Surface Area	Shade Trees Required (3" cal. 10' ht. per 2,000 sq ft)	Shade Trees Provided (3" cal. 10' ht.)	Shade Trees (Lot 3)
38,587	2,000	38,587	19	EA
Triangle Ridge Road (Blvd) - Street Trees (Lot 3)	Street Typology	Avenue 2 Lane, Underside	415	EA
Length of Right of Way	Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	415	45	EA
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)		45	10	EA

Vehicle Parking Lot (Lot 4)	Vehicle Surface Area	Shade Trees Required (3" cal. 10' ht. per 2,000 sq ft)	Shade Trees Provided (3" cal. 10' ht.)	Shade Trees (Lot 4)
17,759	2,000	17,759	9	EA
Oak Forest Drive Extension - Street Trees (Lot 4)	Street Typology	Avenue 2 Lane, Underside	560	EA
Length of Right of Way	Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	560	45	EA
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)		45	14	EA

Triangle Ridge Road (Blvd) - Street Trees (Lot 4)	Street Typology	Avenue 2 Lane, Underside	Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)	Shade Trees (Lot 4)
Length of Right of Way			45	45	EA
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)			45	10	EA

SHADE TREES - STREET TREES

JOE QUERCUS ILLINOIS NAMED SHADY TREE
STREET TREE MIN. 3" CAL. 10' H.

SHADE TREES - VEHICLE PARKING LOT TREES

JOE QUERCUS ILLINOIS NAMED SHADY TREE
VEHICLE PARKING LOT SHADE TREE

SHADE TREES - TRAILER TRAILER TRAILER

JOE QUERCUS ILLINOIS NAMED SHADY TREE
TRAILER TRAILER TRAILER

SHADE TREES - TRAILER TRAILER TRAILER

JOE QUERCUS ILLINOIS NAMED SHADY TREE
TRAILER TRAILER TRAILER

SHADE TREES - TRAILER TRAILER TRAILER

JOE QUERCUS ILLINOIS NAMED SHADY TREE
TRAILER TRAILER TRAILER

LOT 3 - PLANT LIST - THIS SHEET ONLY

QTY	SYN	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	REMARKS
1	VE	Quercus bicolor	White Oak	3" MIN.	10'	Street Tree
1	VE	Quercus prinus	White Oak	3" MIN.	10'	Street Tree
1	VE	Quercus prinus	White Oak	3" MIN.	10' MIN.	Vehicle Parking Lot
1	VE	Quercus prinus	White Oak	3" MIN.	10' MIN.	Vehicle Parking Lot
1	VE	Quercus prinus	White Oak	3" MIN.	10' MIN.	Vehicle Parking Lot

LOT 4 - PLANT LIST - THIS SHEET ONLY

QTY	SYN	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	REMARKS
1	VE	Quercus bicolor	White Oak	3" MIN.	10'	Street Tree
1	VE	Quercus prinus	White Oak	3" MIN.	10'	Street Tree
1	VE	Quercus prinus	White Oak	3" MIN.	10' MIN.	Vehicle Parking Lot
1	VE	Quercus prinus	White Oak	3" MIN.	10' MIN.	Vehicle Parking Lot
1	VE	Quercus prinus	White Oak	3" MIN.	10' MIN.	Vehicle Parking Lot

ALL HVAC EQUIPMENT TO BE SCREENED WITH
EVERGREEN SHRUBS AT 3'-4' O.C.

SEE LP3.1 FOR CITY OF RALEIGH LANDSCAPE DETAILS
AND NOTES.

REFERENCE:
Z-0207-14; BM2000; PG65; SUB-S-55-18; SPR-2006-2021;
GREENWAY; C-582; ANNEX-0004-2022
BOOK # 75-18 & 4-101-15; REC-2018-2021;
SPR-0070-2022

ASR-0065-2021



ADMINISTRATIVE SITE REVIEW

PROJECT	JAE-18048-18051	DATE	
ISSUE	Administrative Site Review	DATE	07/21/2021
REVISIONS			
1st Review Comments		11/09/2021	
2nd Review Comments		05/31/2022	
3rd Review Comments		08/29/2022	

DRAWN BY	KT, SB
CHECKED BY	KT
CONTENT	CODE COMPLIANCE LANDSCAPE PLAN

LP1.1



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

	PRIMARY STREET FRONT	ELEVATION GRADE			
		Front		Rear	
		LOW	HIGH	LOW	HIGH
BUILDING 1	Triangle Ridge Road	322.70	322.70	-	-
BUILDING 2	Triangle Ridge Road	322.80	322.80	-	-
BUILDING 3	Triangle Ridge Road	328.20	328.20	-	-
BUILDING 4	Oak Forest Drive	318.00	318.00	-	-
BUILDING 5	Triangle Ridge Road	318.00	318.00	-	-
BUILDING 6	Triangle Ridge Road	328.00	328.00	-	-
RAZED	Triangle Ridge Road	328.00	328.00	-	-
RAZED	Triangle Ridge Road	328.00	328.00	-	-

* 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 (1C-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 SOLIDER COURSE
02 VINYL DOUBLE 4" LAP SIDING	12 PREFINISHED SEAMLESS GUTTER
03 VINYL SHAKES	13 VINYL SINGLE HUNG WINDOW
04 VINYL SINGLE 6" LAP SIDING	14 DECORATIVE PVC BRACKET - FYPON
05 ALUMINUM WRAPPED WOOD TRIM	15 PVC GUARDRAIL
06 VINYL OUTSIDE CORNER POST	16 PREFINISHED ALUM DOWNSPOUT
07 SQUARE PVC COLUMN COVER	17 CONTINUOUS RIDGE VENT
08 PVC TRIM BOARD	18 VINYL LOUVER
09 MFR STONE VENEER	19 VINYL DOUBLE 5" LAP SIDING
10 MFR STONE VENEER CAPSILL	20 VINYL BOARD "N" BATTEN

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



ELEVATION MATERIAL KEY			
01	35 YEAR ANTI-FUNGAL ARCHITECTURAL SHINGLE	11	MFR STONE SOLIDER COURSE
02	VINYL DOUBLE 4" LAP SIDING	12	PREFINISHED SEAMLESS GUTTER
03	VINYL SHAKES	13	VINYL SINGLE HUNG WINDOW
04	VINYL SINGLE 8" LAP SIDING	14	DECORATIVE PVC BRACKET - FYFON
05	ALUMINUM WRAPPED WOOD TRIM	15	PVC GUARDRAIL
06	VINYL OUTSIDE CORNER POST	16	PREFINISHED ALUM DOWNSPOUT
07	SQUARE PVC COLUMN COVER	17	CONTINUOUS RIDGE VENT
08	PVC TRIM BOARD	18	VINYL LOUVER
09	MFR STONE VENEER	19	VINYL DOUBLE 5" LAP SIDING
10	MFR STONE VENEER CAPSILL	20	VINYL BOARD 'N BATTEN

BUILDING ELEVATIONS						
	PRIMARY STREET FRONT	IMPROVED GRADE				AVG
		Front		Rear		
		LOW	HIGH	LOW	HIGH	
BUILDING A	Triangle Ridge Road	322.70	322.70	-	-	322.70
BUILDING B	Triangle Ridge Road	322.80	327.80	-	-	325.30
BUILDING C	Triangle Ridge Road	325.30	326.30	-	-	325.80
BUILDING D	Duck Forest Drive	318.00	318.00	-	-	318.00
BUILDING E	Triangle Ridge Road	318.40	318.40	-	-	318.40
BLDG 6	Duck Forest Drive	318.00	318.00	-	-	318.00
BLDG 7	Triangle Ridge Road	318.00	318.00	-	-	318.00

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

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



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



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

ELEVATION MATERIAL KEY

01 35 YEAR ANTI-FUNGAL ARCHITECTURAL SHINGLE	11 MFR STONE SOLIDER COURSE
02 VINYL DOUBLE 4" LAP SIDING	12 PRE-FINISHED SEAMLESS GUTTER
03 VINYL SHAKES	13 VINYL SINGLE HUNG WINDOW
04 VINYL SINGLE 8" LAP SIDING	14 DECORATIVE PVC BRACKET - FYFON
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			
		LINE	SSM	LOA	SDG
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	328.51	328.51	-	328.51
BUILDING 6	Oak Forest Drive	318.60	318.60	-	318.60
BUILDING 8	Triangle Ridge Road	318.60	318.60	-	318.60
CAZIBO	Oak Forest Drive	310.00	310.00	-	310.00
CAZIBO	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 15.7.A.2 (FC 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"

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

BUILDING ELEVATIONS					
	PRIMARY STREET FRONT	IMPROVED GRADE			
		Front		Rear*	
		LOW	HIGH	LOW	HIGH
BUILDING 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	326.10	326.10	-	326.10
BUILDING 6	Old Forest Drive	318.00	318.00	-	318.00
BUILDING 7	Triangle Ridge Road	318.00	318.00	-	318.00
BUILDING 8	Old Forest Drive	318.00	318.00	-	318.00
GAZON	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 planes.
 Per section 1.5.7 A.2 (C-4.20) of the UDO, building height is measured from the average improved grade to the top of the highest point of a pitched or flat roof excluding the parapet.
 * Average grade is considered to be the average post-development grade along the building elevation most parallel and closest to the primary street setback. Where a site 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:

2018-08-20 ZONING SUBMITTAL
2020-02-02 ZONING COMMENTS

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DATE:
05.28.2021

PROJECT NUMBER:
#P1n

SHEET TITLE:
BUILDING TYPE A - FRONT AND
REAR ELEVATIONS - BLDG #5

SHEET

A3.11-5



E1 BUILDING TYPE A FRONT ELEVATION

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

		BUILDING ELEVATIONS				
		PRIMARY STREET FRONT		REAR		AVG
		LOW	HIGH	LOW	HIGH	
BUILDING 4	Triangle Ridge Road	322.00	322.00	-	-	322.00
BUILDING 5	Triangle Ridge Road	321.00	321.00	-	-	321.00
BUILDING 6	Triangle Ridge Road	320.00	320.00	-	-	320.00
BUILDING 7	One Sunset Drive	319.00	319.00	-	-	319.00
BUILDING 8	Triangle Ridge Road	318.00	318.00	-	-	318.00
BUILDING 9	One Sunset Drive	317.00	317.00	-	-	317.00
BUILDING 10	Triangle Ridge Road	316.00	316.00	-	-	316.00
BUILDING 11	Triangle Ridge Road	315.00	315.00	-	-	315.00
BUILDING 12	Triangle Ridge Road	314.00	314.00	-	-	314.00

Where property slope increases to the rear, building height is measured from the average post development grade of the front and rear wall planes.
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 SOLIDER COURSE |
| 02 VINYL DOUBLE 4" LAP SIDING | 12 PREFINISHED SEAMLESS GUTTER |
| 03 VINYL SHAKES | 13 VINYL SINGLE HUNG WINDOW |
| 04 VINYL SINGLE 6" LAP SIDING | 14 DECORATIVE PVC BRACKET - FYPON |
| 05 ALUMINUM WRAPPED WOOD TRIM | 15 PVC GUARDRAIL |
| 06 VINYL OUTSIDE CORNER POST | 16 PREFINISHED ALUM DOWNSPOUT |
| 07 SQUARE PVC COLUMN COVER | 17 CONTINUOUS RIDGE VENT |
| 08 PVC TRIM BOARD | 18 VINYL LOUVER |
| 09 MFR STONE VENEER | 19 VINYL DOUBLE 5" LAP SIDING |
| 10 MFR STONE VENEER CAPSILL | 20 VINYL BOARD "N" BATTEN |



A1 BUILDING TYPE A REAR ELEVATION

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

ELEVATION MATERIAL KEY			
01	35 YEAR ANTIFUNGAL ARCHITECTURAL SHINGLE	11	MFR STONE SOLDIER COURSE
02	VINYL DOUBLE 4" LAP SIDING	12	PREFINISHED SEAMLESS GUTTER
03	VINYL SHAKES	13	VINYL SINGLE HUNG WINDOW
04	VINYL SINGLE 8" LAP SIDING	14	DECORATIVE PVC BRACKET - PYPON
05	ALUMINUM WRAPPED WOOD TRIM	15	PVC GUARDRAIL
06	VINYL OUTSIDE CORNER POST	16	PREFINISHED ALUM DOWNPOUT
07	SQUARE PVC COLUMN COVER	17	CONTINUOUS RIDGE VENT
08	PVC TRIM BOARD	18	VINYL LOUVER
09	MFR STONE VENEER	19	VINYL DOUBLE 5" LAP SIDING
10	MFR STONE VENEER CAPSILL	20	VINYL BOARD 'N BATTEN

BUILDING ELEVATIONS					
	PRIMARY STREET FRONT	IMPROVED GRADE			
		LOW	HIGH	LOW	HIGH
BUILDING 2	Triangle Ridge Road	322.70	322.20	-	322.20
BUILDING 4	Triangle Ridge Road	322.40	321.90	-	321.90
BUILDING 5	Triangle Ridge Road	326.10	326.10	-	326.10
BUILDING 6	Oak Forest Drive	318.60	318.60	-	318.60
BUILDING 8	Triangle Ridge Road	318.00	318.00	-	318.00
CLUSTER	Oak Forest Drive	318.00	318.00	-	318.00
CATERO	Triangle Ridge Road	318.00	318.00	-	318.00

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



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



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



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

BUILDING ELEVATIONS		IMPROVED GRADE			
		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	328.20	328.20	-	328.20
BUILDING 6	Oak Forest Drive	328.60	328.60	-	328.60
BUILDING 7	Triangle Ridge Road	328.60	328.60	-	328.60
BLDG#8	Oak Forest Drive	329.00	329.00	-	329.00
BLDG#9	Triangle Ridge Road	329.00	329.00	-	329.00

1. Where property slope increases to the rear, building height is measured from the average post-development grade of the front and rear wall plane.
Per section 15.7 A.2 (FC-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 SOLDER COURSE
02 VINYL DOUBLE 4" LAP SIDING	12 PREFINISHED 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 PREFINISHED ALUM DOWNSPOUT
07 SQUARE PVC COLUMN COVER	17 CONTINUOUS RIDGE VENT
08 PVC TRIM BOARD	18 VINYL LOUVER
09 MFR STONE VENEER	19 VINYL DOUBLE 5" LAP SIDING
10 MFR STONE VENEER CAPSILL	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 - PYPON
05	ALUMINUM WRAPPED WOOD TRIM	15	PVC GUARDRAIL
06	VINYL OUTSIDE CORNER POST	16	PRE-FINISHED ALUM DOWNPOUT
07	SQUARE PVC COLUMN COVER	17	CONTINUOUS RIDGE VENT
08	PVC TRIM BOARD	18	VINYL LOUVER
09	MFR STONE VENEER	19	VINYL DOUBLE 5" LAP SIDING
10	MFR STONE VENEER CAPSILL	20	VINYL BOARD 'N BATTEN

BUILDING ELEVATIONS				
	PRIMARY STREET FRONT	IMPROVED GRADE		
		Point	Roof*	AVG
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	318.00	318.00	318.00
BUILDING 6	Oak Forest Drive	318.60	318.60	318.60
BUILDING 8	Triangle Ridge Road	318.60	318.60	318.60
GAZEBO	Oak Forest Drive	318.00	318.00	318.00
GAZEBO	Triangle Ridge Road	318.00	318.00	318.00

* Where property slope increases to the rear, building height is measured from the average post development grade of the front and rear wall plane.
For section 15.7.A.2 (FC-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.



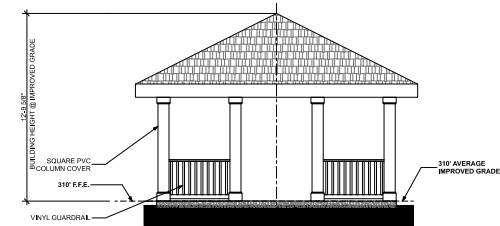
E5 BUILDING TYPE A RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



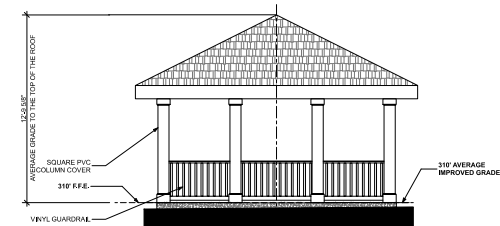
A5 BUILDING TYPE A LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING ELEVATIONS						
	PRIMARY STREET FRONT	IMPROVED GRADE				AVG
		LOW	HIGH	LOW	HIGH	
BUILDING 1	Triangle Ridge Road	322.70	322.70	-	-	322.70
BUILDING 4	Triangle Ridge Road	322.70	322.70	-	-	322.70
BUILDING 5	Triangle Ridge Road	328.10	328.10	-	-	328.10
BUILDING 6	Oak Forest Drive	318.60	318.60	-	-	318.60
BUILDING 8	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

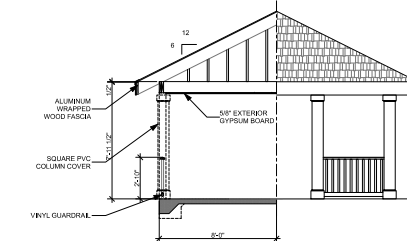
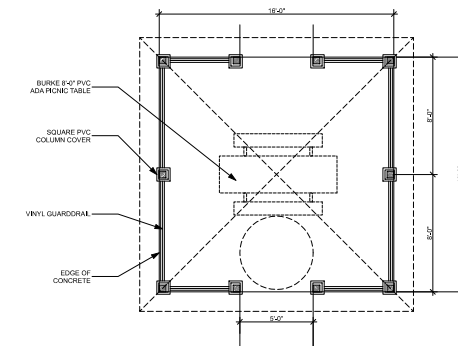
* Where property slope increases to the rear, building height is measured from the average post development grade of the front and rear wall planes.
 Per section 15.7.A.2 (TC-4-20) of the UDO, building height is measured from the average improved grade to the top of the highest point of a pitched or flat roof excluding the paraset.
 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 FACING OAK FOREST DRIVE



ELEVATION FACING TRIANGLE RIDGE ROAD



A8 GAZEBO PHASE 2/ LOT 4
 SCALE: 1/4" = 1'-0"

CS+ BO
 architecture P.C.

CSBO architecture P.C.
 1589 Skoot Club Rd, Suite 102-172
 Hight Point, NC 27265



CAROLINA PROJECT EQUITIES, LLC
 9104 FALLS OF NEUSE ROAD
 SUITE 300
 RALEIGH, NC 27615

NOT FOR CONSTRUCTION

THE POINTE II APARTMENTS

3900 Summer Blvd, Raleigh, NC 27616

REVISIONS:
 2015-08-20 ZONING SUBMITTAL
 2020-02-02 ZONING COMMENTS

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DATE: 05-28-2021
 PROJECT NUMBER: #P16
 SHEET TITLE: COMMUNITY BUILDINGS CONTN.

SHEET

A3.11-G