

# 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"/>	
<b>Building Type</b>	
<input type="checkbox"/> Detached	<input type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> Civic
<b>Site Transaction History</b>	
Subdivision case #: SUB-S-55-2018	
Scoping/sketch plan case #: 56004 (Subdivision)	
Certificate of Appropriateness #: _____	
Board of Adjustment #: A-70-19 (subdivision) & A-120-19	
Zoning Case #: Z-027F-14	
<del>Administrative Alternate #:</del> Comp Plan: CP-4-19 (Subdivision)	
<b>GENERAL INFORMATION</b>	
Development name: Sumner Pointe I - Phase 3/Lot 1	
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 One Affordable Congregate Care Building with Amenity Area, Retaining Walls, Tree Conservation Areas.	
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: 3.83 AC	New gross floor area: 119,913 SF
# of parking spaces required: 41	Total sf gross (to remain and new): 119,913 SF
# of parking spaces proposed: 77	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 4 Stories
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Congregate Care	

### STORMWATER INFORMATION

Existing Impervious Surface: Acres: <u>0 AC</u> Square Feet: <u>0 SF</u>		Proposed Impervious Surface: Acres: <u>1.92 AC</u> Square Feet: <u>83635 SF</u>	
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 checked="" type="checkbox"/> No <input type="checkbox"/>	

### RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 90		Total # of hotel units: 0	
# of bedroom units: 1br 34	2br 56	3br 0	4br or more 0
# of lots: 1		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: 08.03.2021

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





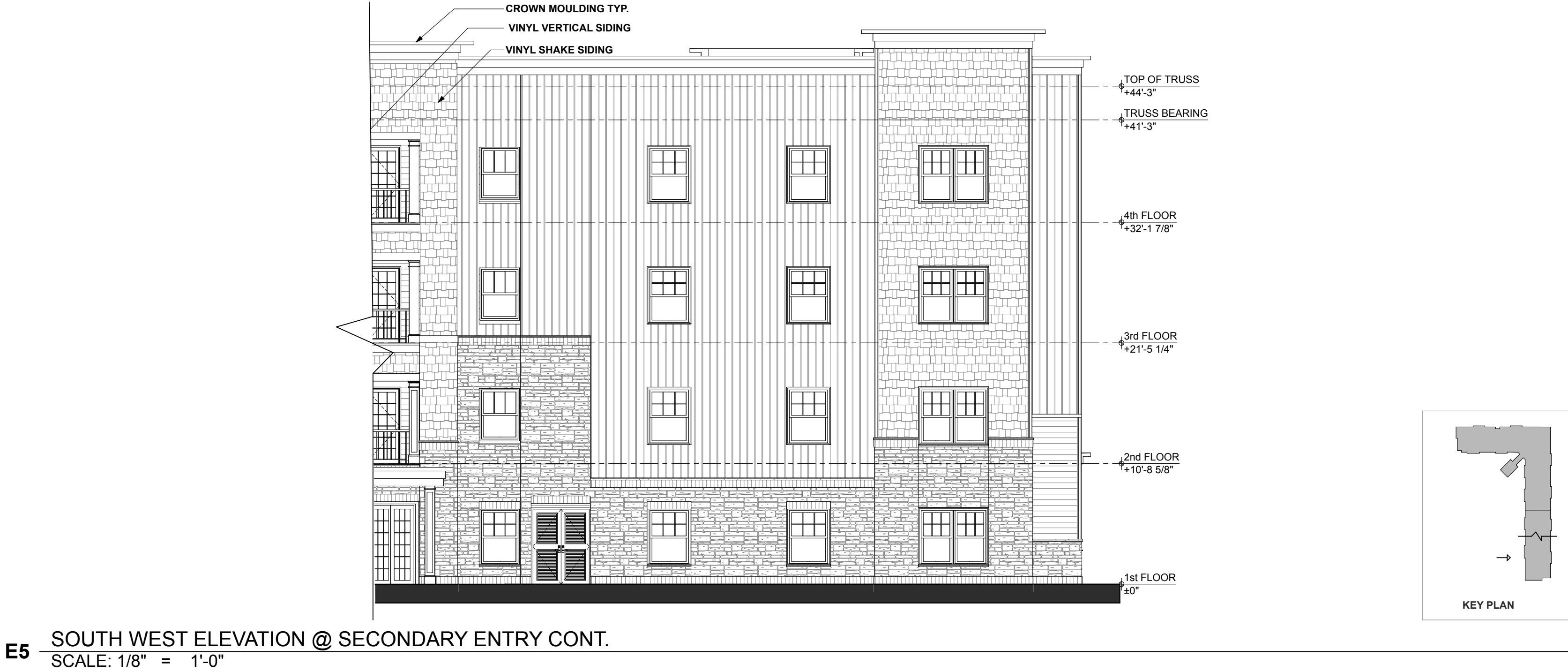
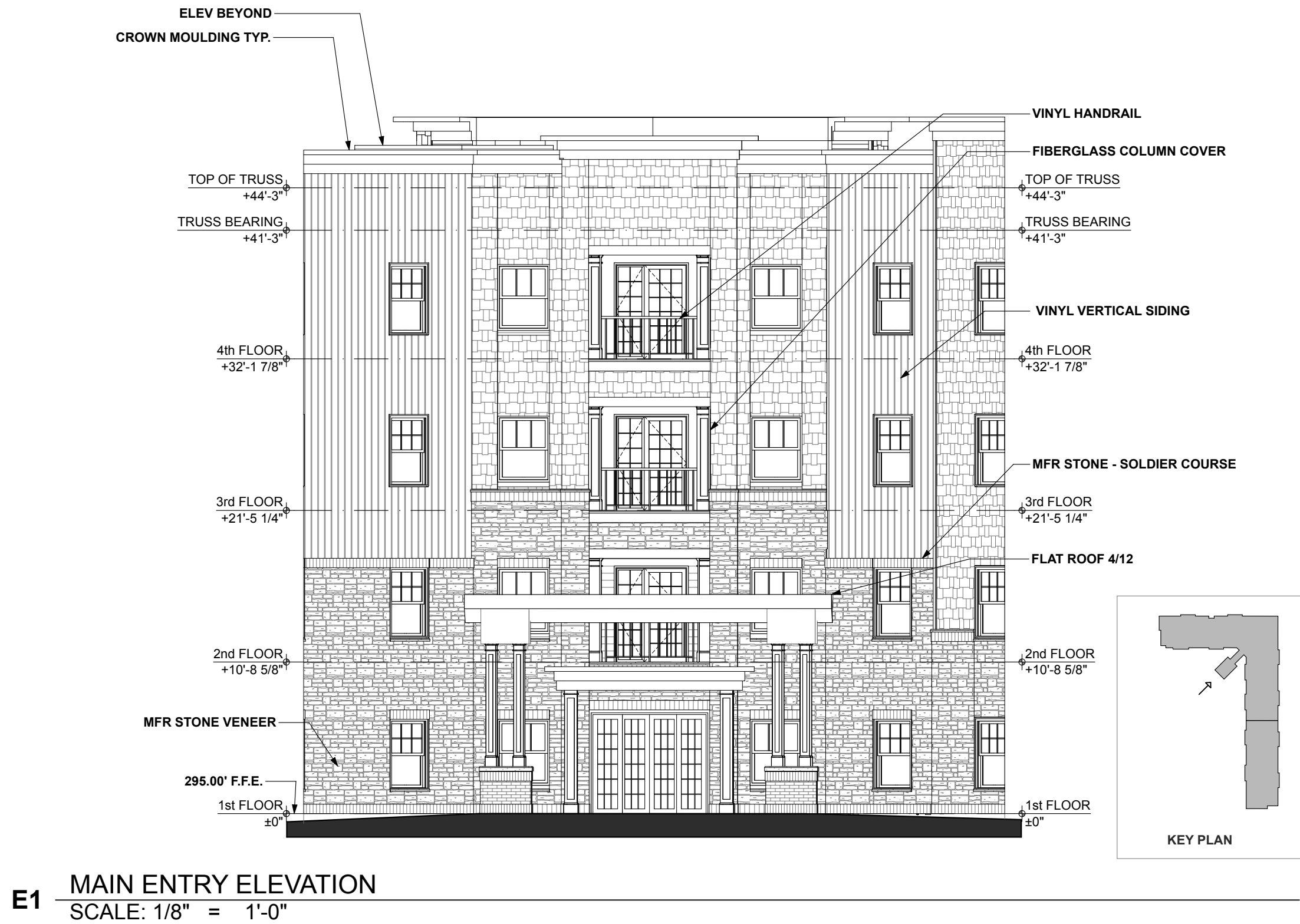




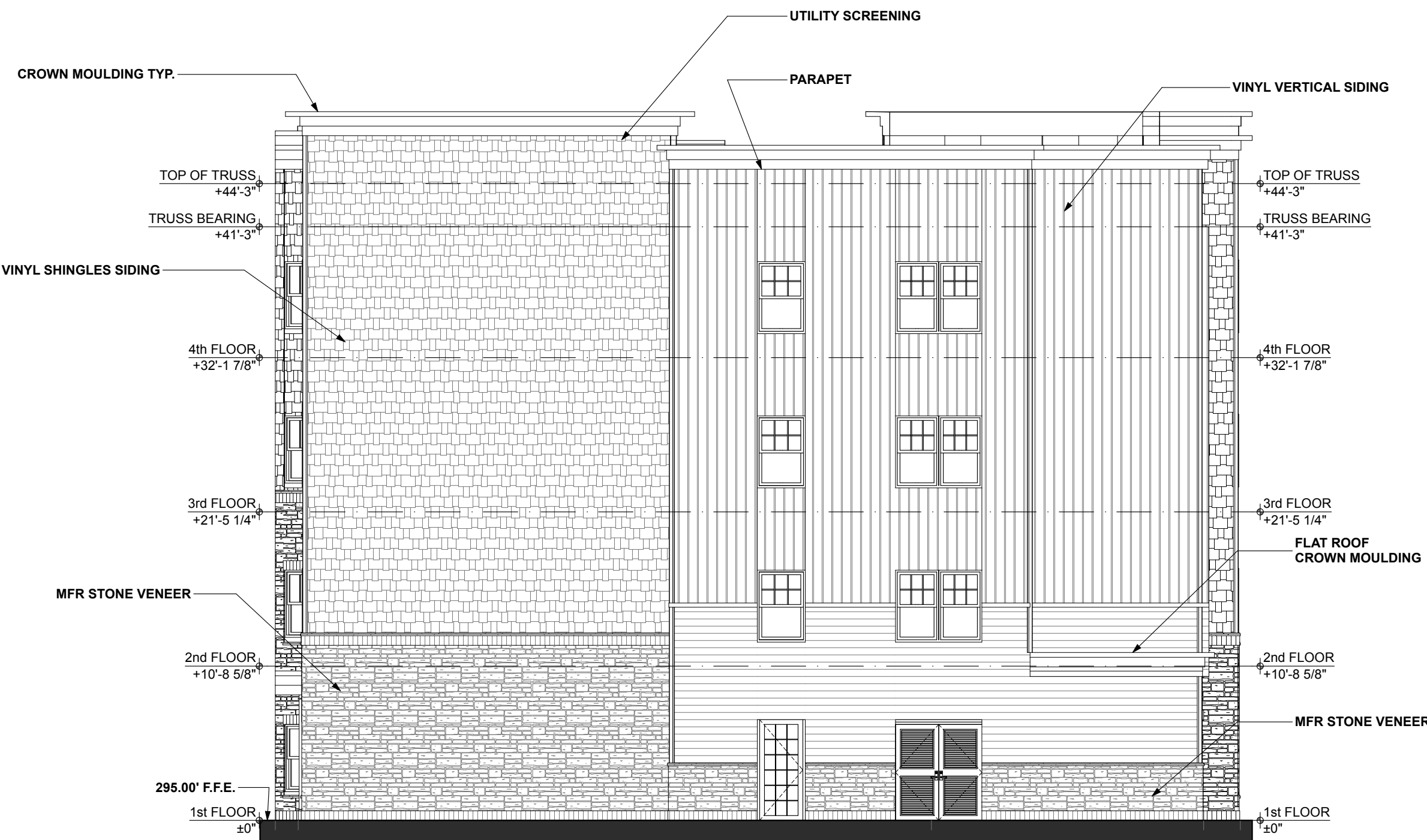


BUILDING ELEVATIONS				
	PRIMARY STREET FRONT	IMPROVED GRADE		
		Front		AVG
		LOW	HIGH	
BUILDING 1	Sumner Boulevard	295.00	295.00	295.00
	Triangle Ridge Road	295.00	295.00	295.00
	Sumner Boulevard	293.00	293.30	293.15
GAZEBO	Triangle Ridge Road	293.30	293.50	293.40

- 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.



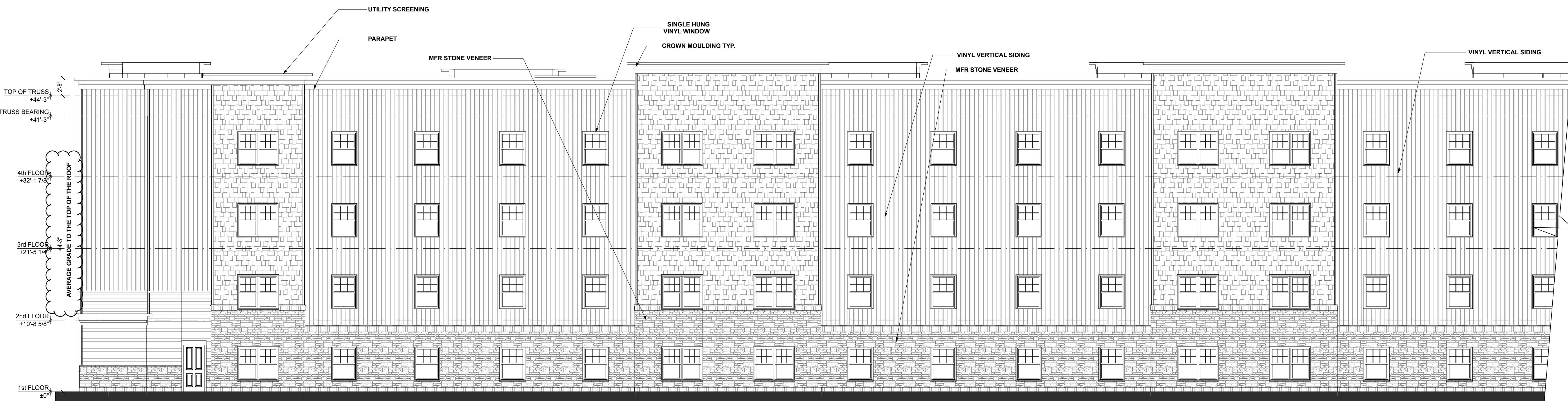




**E1** SOUTH WEST CORNER ELEVATION  
SCALE: 1/8" = 1'-0"



**E6** WEST ELEVATION CONT.  
SCALE: 1/8" = 1'-0"



**A1** WEST ELEVATION  
SCALE: 1/8" = 1'-0"

BUILDING ELEVATIONS				
	PRIMARY STREET FRONT	IMPROVED GRADE		
		Front	LOW	HIGH
BUILDING 1	Sumner Boulevard	295.00	295.00	295.00
	Triangle Ridge Road	295.00	295.00	295.00
	Sumner Boulevard	293.00	293.30	293.15
GAZEBO	Triangle Ridge Road	293.30	293.50	293.40

- Per section 1.5.7.A.2 (TC-4-20) of the UDO, building height is measured from the average improved grade.

- 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.



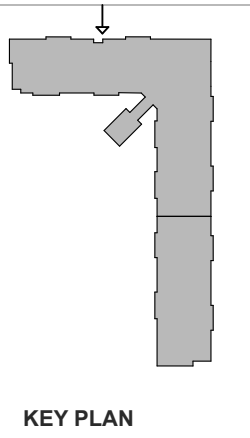
E1 PLAN NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



A1 PLAN NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

BUILDING ELEVATIONS				
	PRIMARY STREET FRONT	IMPROVED GRADE Front		
		LOW	HIGH	AVG
BUILDING 1	Summer Boulevard	295.00	295.00	295.00
	Triangle Ridge Road	295.00	295.00	295.00
	Summer Boulevard	293.00	293.30	293.15
GAZEBO	Triangle Ridge Road	293.30	293.50	293.40

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.



KEY PLAN

**CSBO**  
architecture P.C.

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

**CAROLINA PROJECT  
EQUITIES, LLC**  
2013 Rolling Rock Rd.  
Wake Forest, NC 27587

STATUS:  
PRELIMINARY

**SUMNER POINTE I**  
3900 SUMNER BLVD  
RALEIGH, NC 27616

REVISIONS:

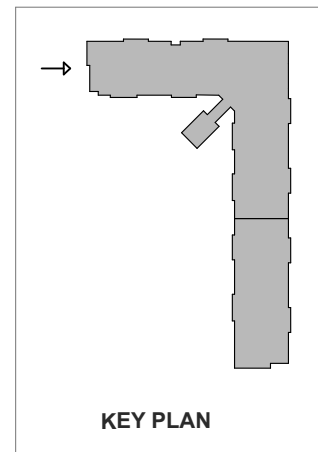
©2022 CSBO architecture P.C.

DATE:  
05-10-2022  
PROJECT NUMBER:  
190160  
SHEET TITLE:  
BUILDING ELEVATIONS

SHEET:

**A3.13**

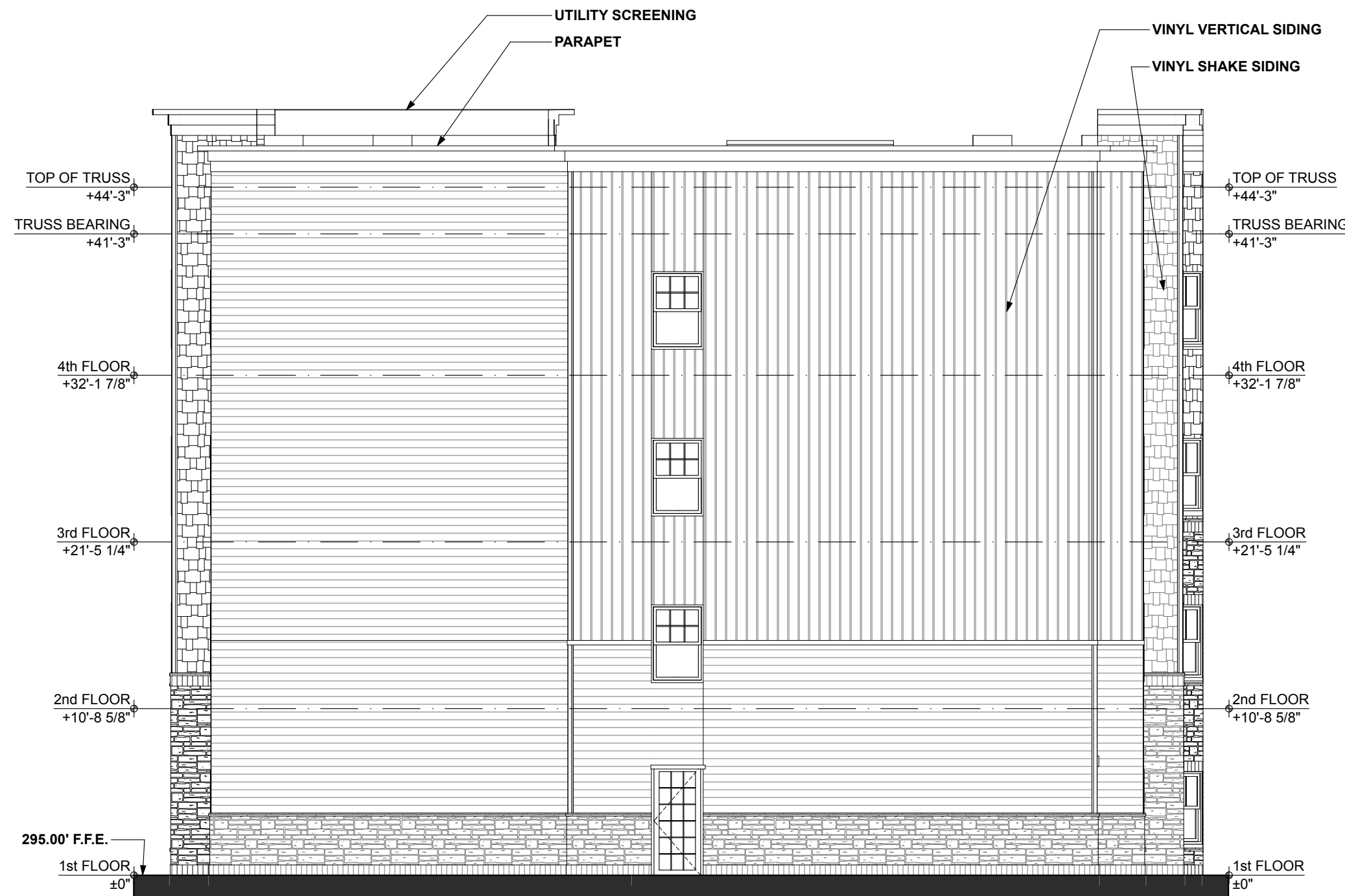




BUILDING ELEVATIONS				
	PRIMARY STREET FRONT	IMPROVED GRADE		
		LOW	HIGH	AVG
BUILDING 1	Summer Boulevard	295.00	295.00	295.00
	Triangle Ridge Road	295.00	295.00	295.00
	Summer Boulevard	293.00	293.30	293.15
GAZEBO	Triangle Ridge Road	293.30	293.50	293.40

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 roof excluding the parapet.

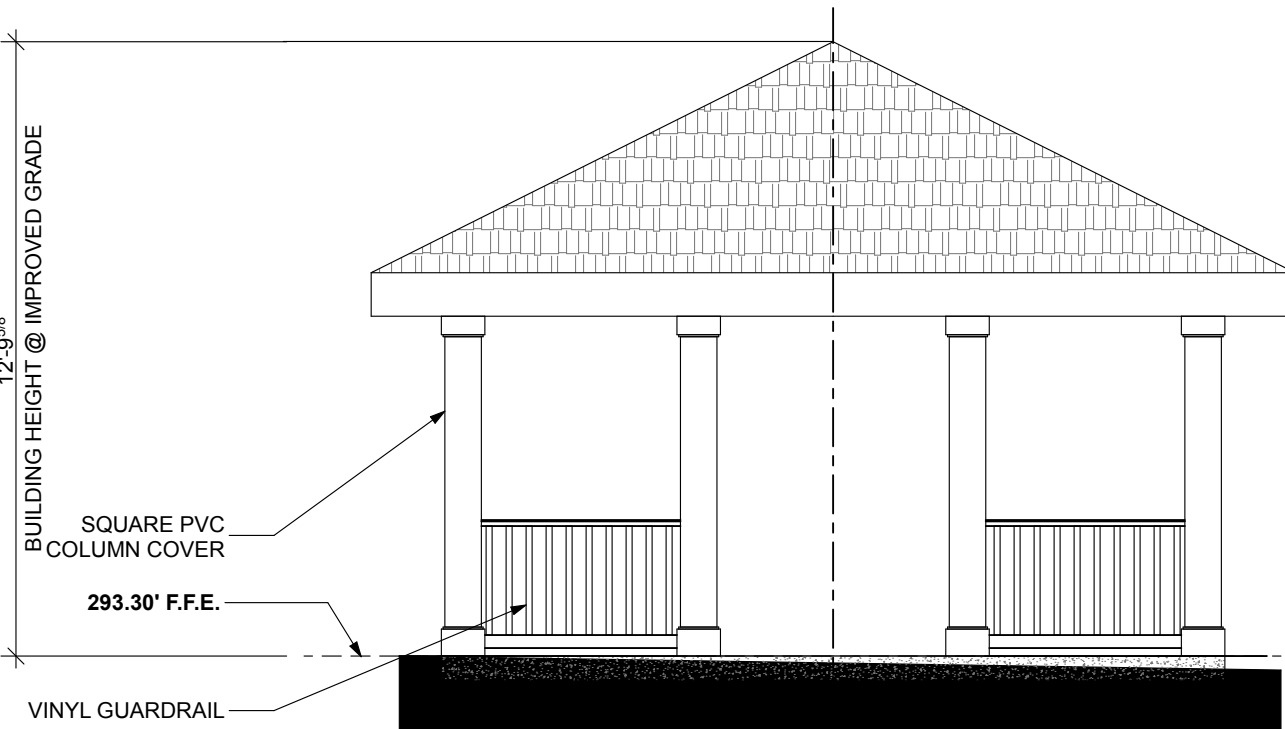
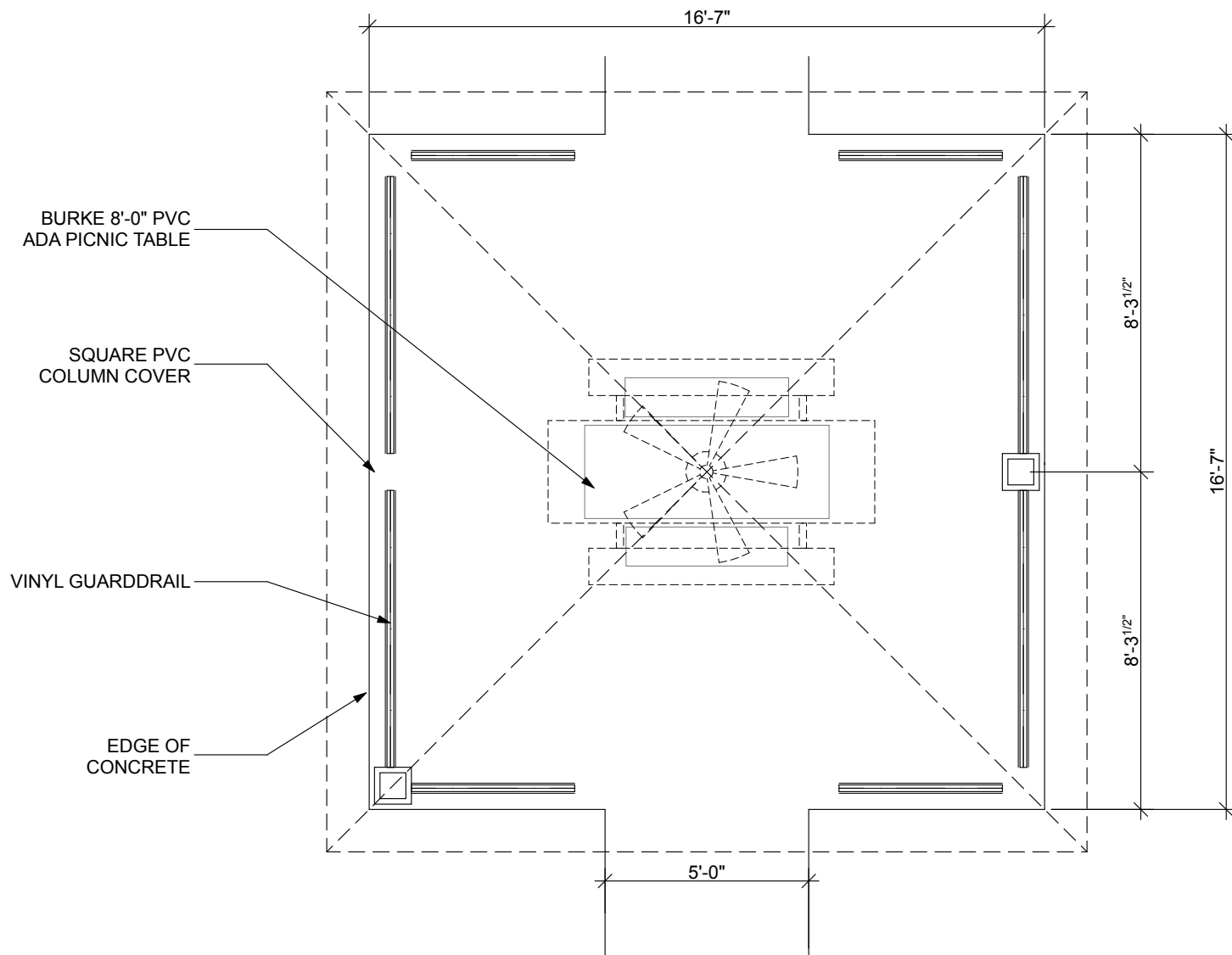
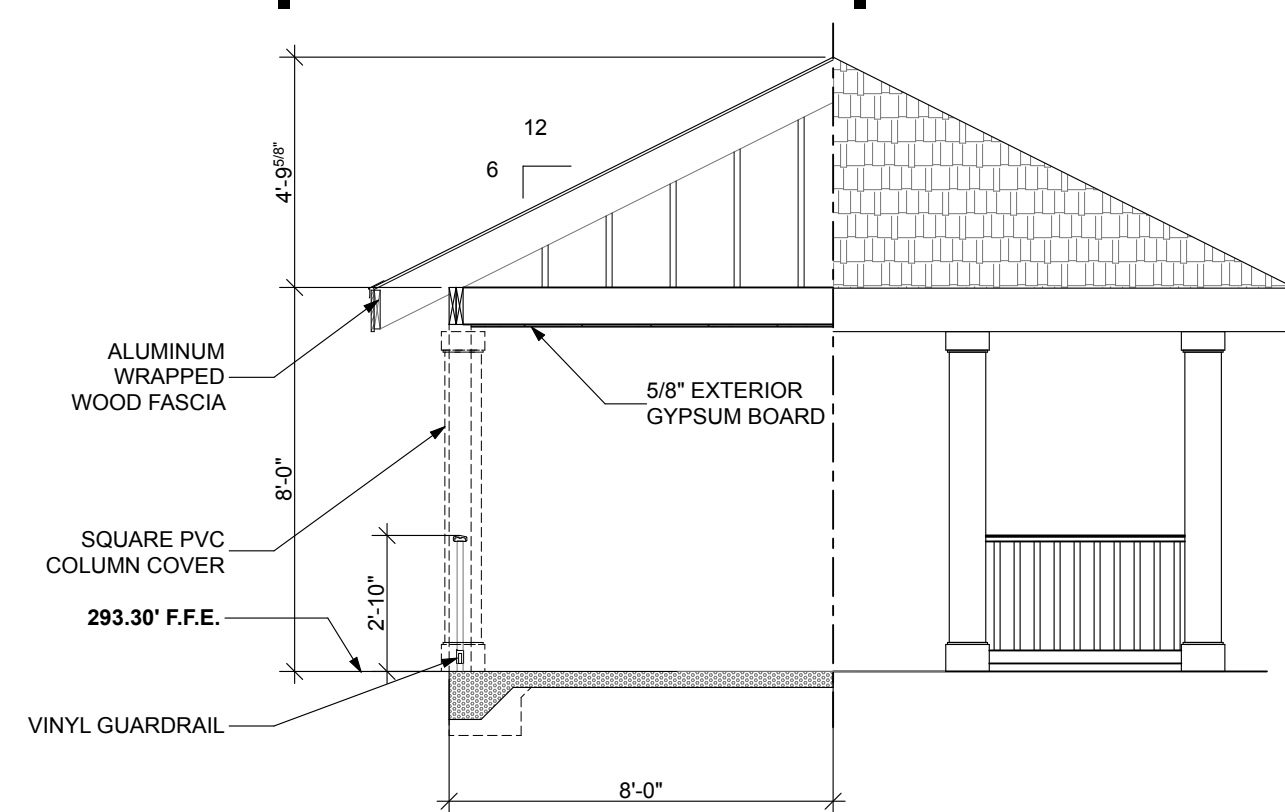
Average grade is considered to be the average post-development grade along the building elevation most parallel and closest to the primary street setback. Where a site or lot is determined to have more than one primary street, average grade shall be determined along each elevation most parallel and closest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



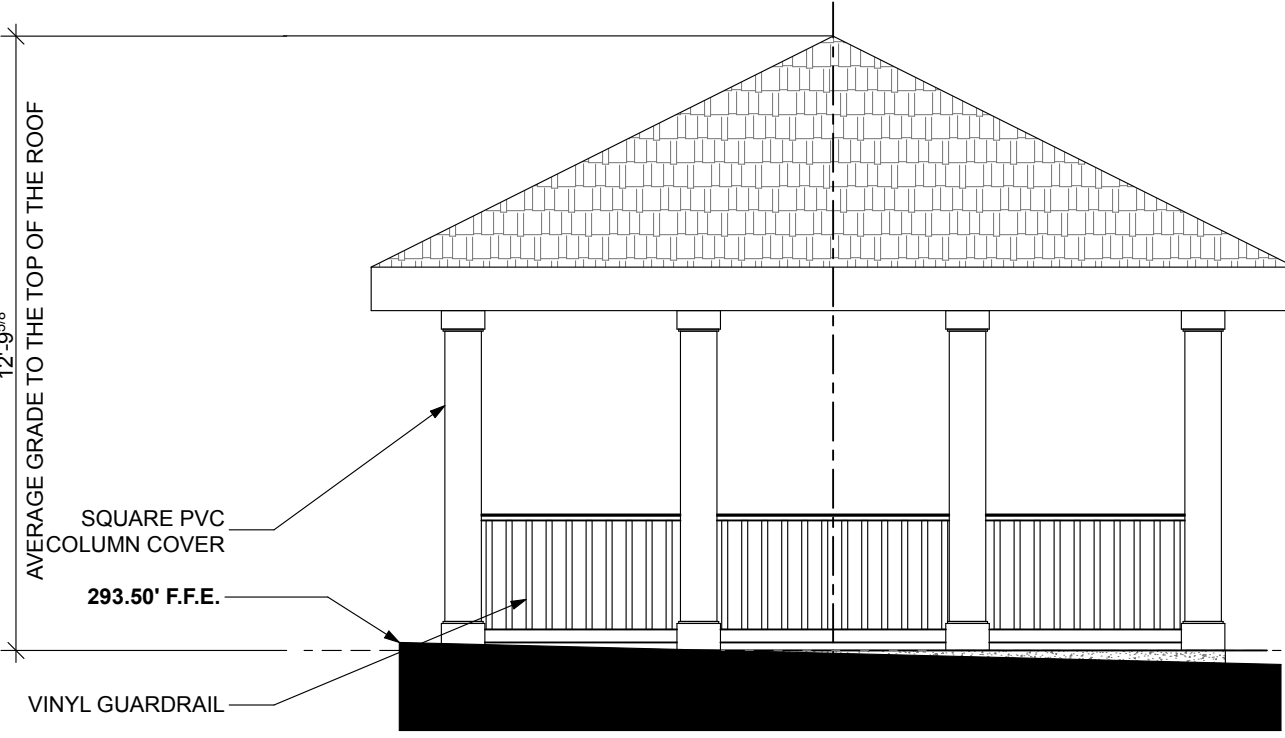
E1 NORTH EAST CORNER ELEVATION  
SCALE: 1/8" = 1'-0"



A1 PORTE COCHERE SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



ELEVATION FACING SUMNER BOULEVARD



ELEVATION FACING TRIANGLE RIDGE ROAD

A7 GAZEBO FLOOR PLAN, ELEVATION/SECTION  
SCALE: 1/4" = 1'-0"