



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.)

| Site Plan Tier: 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 type="checkbox"/> Apartment | <input type="checkbox"/> Open lot | Certificate of Appropriateness #: _____ | |
| <input type="checkbox"/> Townhouse | <input checked="" type="checkbox"/> Civic | Board of Adjustment #: A-70-19 (subdivision) & A-120-19 | |
| | | Zoning Case #: Z-027F-14 | |
| | | Administrative Alternate #: Comp Plan: CP-4-19 (Subdivision) | |
| GENERAL INFORMATION | | | |
| Development name: Sumner Pointe I - Phase 3/Lot 1 | | | |
| Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | | | |
| Property address(es): 3900 Sumner Blvd, Raleigh, NC 27616 | | | |
| 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 | | | |
| NOTE: please attach purchase agreement when submitting this form. | | | |
| 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 | |
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| <p>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.</p> <p>I, <u>Ken Thompson</u> 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.</p> <p>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.</p> | |
| Signature: <u>KOT</u> | Date: 08.03.2021 |
| Printed Name: Ken Thompson, RLA, Senior Associate, JDavis Architects | |



REFERENCE: SUB-S-55-2018, Z-027F-14; BM 2009, PG 965; GREENWAY FILE # G-592; A-70-19; A-102-19; SPR-0070-2022

ASR-0073-2021

Administrative Site Review

1st Submittal: August 05, 2021
2nd Submittal: June 15, 2021

Sumner Pointe I - Phase 3/Lot 1

3900 Sumner Boulevard
Raleigh, North Carolina 27616

REFERENCE: UDO SECTION 6.2.2.C
CONGREGATE CARE

1. SUMNER POINTE I (THE TOWN CENTER SUBDIVISION PHASE 4 LOT 2) IS A LONG-TERM CARE FACILITY FOR ELDERLY PEOPLE WHO ARE 55 AND OLDER, AND ABLE TO GET AROUND ON THEIR OWN BUT WHO MAY NEED HELP WITH SOME DAILY ACTIVITIES AND HAVE STAFF ON CALL. INCLUDES ASSISTED LIVING AND INDEPENDENT LIVING.

2. USE STANDARDS

a. THE FACILITY MUST COMPLY WITH THE HOUSING FOR OLDER PERSONS EXEMPTIONS OF THE FAIR HOUSING ACT (24 C.F.R. SECTIONS 100.300 THROUGH 100.309).
RESPONSE: THE FACILITY IS AGE RESTRICTED TO SENIORS AGED 55 AND OLDER.

b. IN THE R-6 AND R-10 DISTRICTS, A CONGREGATE CARE FACILITY IS ALLOWED A NUMBER OF ROOMING UNITS AND DWELLING UNITS EQUAL TO 2 TIMES THE DENSITY OF THE APPLICABLE DISTRICT.
RESPONSE: THERE ARE NO UNITS AND/OR ROOMS EXCEEDING 2 BEDS.

c. EACH ROOMING UNIT OR DWELLING UNIT MAY BE OCCUPIED BY NO MORE THAN 2 PERSONS NOT RELATED BY BLOOD, MARRIAGE OR ADOPTION.
RESPONSE: NOT APPLICABLE. THE SUBJECT SITE IS NOT IN THE R-6 OR R-10 DISTRICT.

d. FACILITIES FOR RESIDENT MANAGERS OR CUSTOMERS PROVIDING ADMINISTRATIVE SERVICES AND MEDICAL SERVICES FOR THE EXCLUSIVE USE OF THE RESIDENTS SHALL BE LOCATED ON SITE AND OPEN AND STAFFED FOR AT LEAST 4 HOURS, ONE DAY A WEEK.
RESPONSE: THERE IS AN ON-SITE, DEDICATED PROPERTY MANAGEMENT OFFICE LOCATED ON THE FIRST FLOOR OF THE BUILDING THAT WILL BE STAFFED 24 HOURS DURING OPERATING HOURS.

e. THE FACILITY MUST CONTAIN INDOOR SHARED FOOD PREPARATION SERVICE, COMMON DINING HALLS AND COMMON RECREATION ROOMS, FOR THE EXCLUSIVE USE OF ALL RESIDENTS AND THEIR GUESTS, AND THESE FACILITIES TOGETHER SHALL TOTAL A MINIMUM OF 30 SQUARE FEET PER CONSTRUCTED ROOMING UNIT OR DWELLING UNIT, AS APPLICABLE. EXCLUSIVE OF CIRCULATION SPACE, COMMON INDOOR SOCIAL AND RELATED SERVICE FACILITIES MAY ALSO BE PART OF THE FACILITY.
RESPONSE: A COMMON MULTI-PURPOSE ROOM WITH KITCHEN, SEATING AREA, FITNESS ROOM, LIBRARY, GAME LOUNGE AND ADDITIONAL COMMON AREAS ARE BEING PROVIDED AND WILL EXCEED THE REQUIRED MINIMUM OF 2,700 SF. SEE SHEET A2.21, A2.22, A2.23, AND A2.24.

f. STRUCTURES SHALL DEMONSTRATE A COMPREHENSIVE PEDESTRIAN CIRCULATION PLAN, INCLUDING INTERNAL ACCESSIBLE WALKWAYS, IS SUBMITTED AND APPROVED WITH PROVISIONS FOR ALTERNATIVE TRANSPORTATION SERVICES FOR THE RESIDENTS OF THE FACILITY. ALTERNATIVE TRANSPORTATION SERVICES MAY INCLUDE, BUT ARE NOT LIMITED TO, REGULARLY SCHEDULED OR ON-CALL VAN SERVICES, TRAM SERVICES AND FULL BUS SERVICE.
RESPONSE: THERE ARE INTERNAL HALLWAYS AND ELEVATOR SERVICE TO ALL FLOORS INTERNALLY. AN OUTDOOR ACCESSIBLE PEDESTRIAN PATH HAS BEEN PROVIDED AS WELL IN THE OUTDOOR AMENITY AREA. RESIDENTS WILL HAVE ACCESS WITHIN A SHORT WALKING DISTANCE TO A COVERED PUBLIC TRANSIT STOP ON SUMNER BLVD. THAT HAS FREQUENT SERVICE STOPS OF EVERY 15 MINUTES FROM APPROXIMATELY 7AM TO 7PM AND THEN HOURLY AFTER 7PM TILL MIDNIGHT. ADDITIONAL ADA TRANSPORTATION SERVICES CAN ALSO BE COORDINATED WITH RESIDENTS BY THE ON-SITE PROPERTY MANAGEMENT.

g. OUTDOOR OPEN SPACE OR PARK AREA MUST BE PROVIDED AT A MINIMUM RATE OF THE GREATER OF EITHER 10% OF THE LAND AREA OF THE FACILITY OR 218 SQUARE FEET PER ROOMING UNIT OR DWELLING UNIT, AS APPLICABLE, EXCLUDING PRIVATE DRIVES AND OFF-STREET PARKING AREAS. A MAJORITY OF THE OPEN SPACE OR PARK AREA MUST BE LOCATED NO FURTHER THAN 300 FEET FROM THE CONTROLLED ENTRANCEWAY OF THE FACILITY.
RESPONSE: AS NOTED ABOVE AND ON THE SITE PLAN, AN ACCESSIBLE OUTDOOR AMENITY AREA HAS BEEN PROVIDED THAT IS 11% / 22,518 SF OF THE SITE. OUTDOOR AMENITY AREAS ARE LOCATED WITHIN 300' FROM THE CONTROLLED ENTRANCEWAY OF THE FACILITY.

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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 1724-44-9824 (described in deed recorded in Deed Book 12133, Page 2350), but no pedestrian passage shall be required if disapproved by North Carolina Department of Transportation.

3900 Sumner Boulevard (PIN 1724-44-9824, DE 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.
RESPONSE: PROPOSED BUILDING IS 4 STORES AND LESS THAN 62 FEET HIGH (144.3 FEET IS PROPOSED)

1/24/21 Rolling Rock (PIN 1724-44-9824, DE 000124 PG 00060), 9/25/21 Rolling Rock (PIN 0729-47-3029 DB 012940 PG 00059), & 9/24/21 Forville Rd. (PIN 1729-47-3118, DB 012940 PG 00059), Conditions dated January 21, 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 9, 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.

Notes

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT 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 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 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 ALLOWED TO BE 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 SPACES AND HC ACCESSIBLES SHALL BE NO GREATER THAN TWO PERCENT (2%) FITCH 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 COMPLY WITH CURRENT ANSI, NCSBC, AND ICC STANDARDS AND SPECIFICATIONS.
 - SWINGING DOORS AND GATE SHALL HAVE MANEUVERING CLEARANCE COMPLYING WITH CURRENT ANSI STANDARD.
 - ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HYDROX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
 - ALL HVAC EQUIPMENTS OF THIS PROJECT TO BE LOCATED ON THE ROOF OF BUILDINGS AND SCREENED WITH PARAPETS.
 - 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.
- FIRE DEPARTMENT NOTES**
- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFA 13R) OR 250 FEET (NFA13) TO ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF THE BUILDING (NCF 503.1.1).
 - FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCF 507.5.1).
 - 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 NCF, SECTION 507.3.
- 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 A DUMPSTER FOR SINGLE-STREAM RECYCLING. COMPACTOR FOR TRASH IS LOCATED IN TRASH ROOM INSIDE OF PROPOSED BUILDING. ROLL OUT BIN TO BE ROLLED OUT TO AREA SHOWN ON LS2.1 WASTE ACCESS PLAN ON COLLECTION DAY.

- 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 AND SPR-000X-2021 AND SUB-S-55-2018 FOR PROPOSED TREE CONSERVATION AREAS. TREE CONSERVATION AREAS TO BE RECORDED AFTER THE SUBDIVISION'S 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@RALEIGH.GOV.
 - THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT 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.

- LEGEND:**
- PROP. FIRE HYDRANT
 - LANDING FOR RAMP
 - HC PARKING W/ WHEEL STOP AND PENALTY SIGNAGE
 - PROJECT BOUNDARY
 - EX. ADJACENT PROPERTY LINE
 - EX. RIGHT OF WAY LINE
 - EASEMENT
 - TOP OF BANK
 - RIPARIAN BUFFER
 - PROP. TREE CONSERVATION AREA
 - PROP. TREE PROTECTION FENCE
 - PROP. AMENITY AREA
 - EX. WETLAND

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
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Raleigh, North Carolina 27601
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ENGINEER
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919.828.4711 (fax)
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SURVEYOR
John A. Edwards & Co.
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Raleigh, North Carolina 27605
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919.828.4711 (fax)
chris@JAECO.COM

Application

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| | | Administrative Alternate #: _____ | | |
| | | Comp Plan: CP-4-19 (Subdivision) | | |

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Inside City limits? Yes No
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Development of One Affordable Congregate Care Building with Amenity Area, Retaining Walls, Tree Conservation Areas.

Current Property Owner/Developer Contact Name: Mark Tipton
NOTE: please attach purchase agreement when submitting this form.
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Applicant Name: Ken Thompson
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DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

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| # of parking spaces proposed: 77 | Total sf gross (to remain and new): 119,913 SF |
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| Existing use (UDO 6.1.4): Vacant | Proposed # of stories for each: 4 Stories |
| Proposed use (UDO 6.1.4): Congregate Care | |

STORMWATER INFORMATION

Existing Impervious Surface:
Acres: 2.82 Square Feet: 0 SF
Proposed Impervious Surface:
Acres: 1.92 AC Square Feet: 8365 SF

Is this a flood hazard area? Yes No
If yes, please provide:
Alluvial soils: _____
Flood study: _____
FEMA Map Panel #: _____

Neuse River Buffer Yes No Wetlands Yes No

| 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.

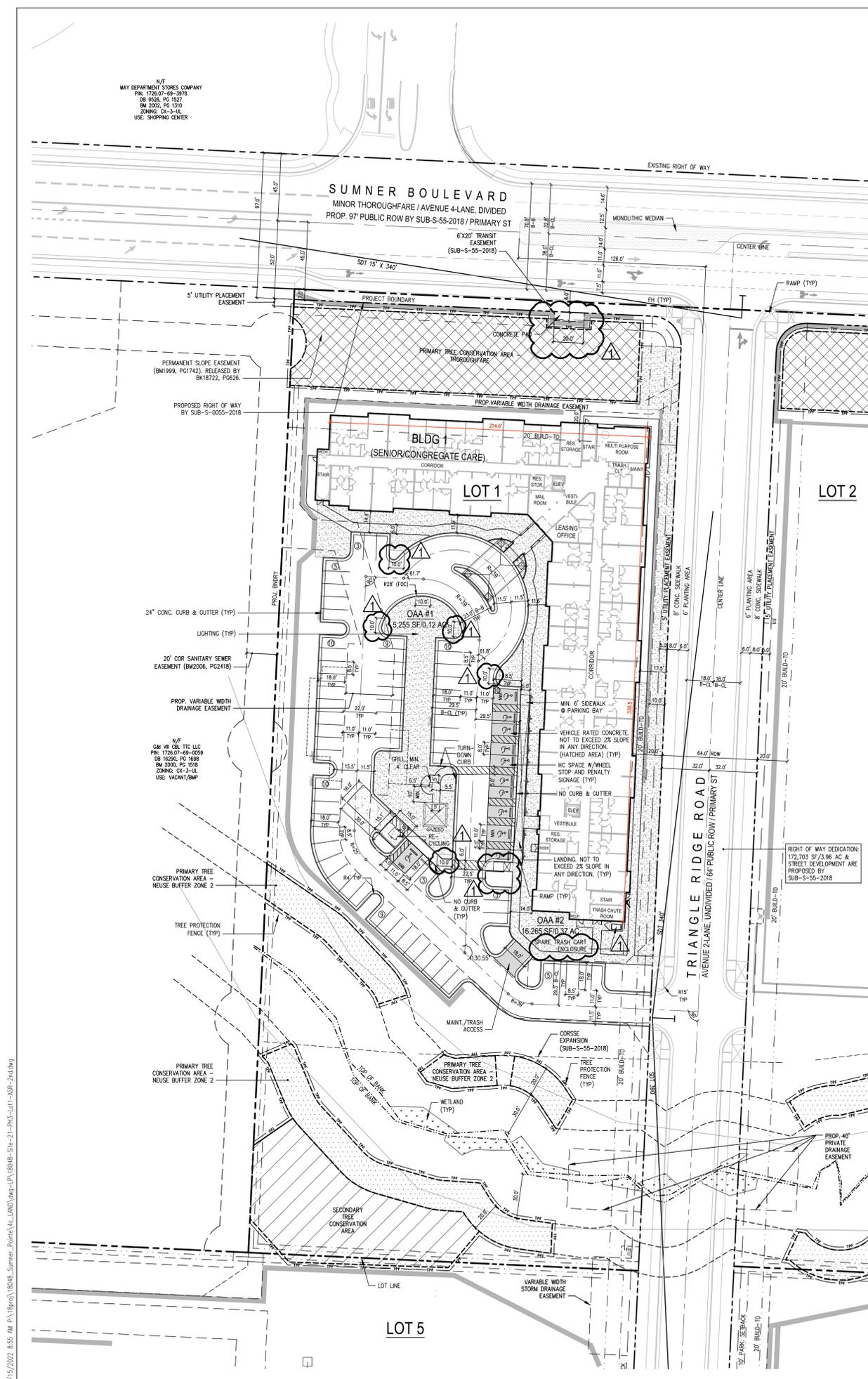
Signature: *Ken Thompson* Date: 08.03.2021
Printed Name: Ken Thompson, RLA, Senior Associate, JDavis Architects

JDAVIS
 510 South Wilmington Street | Raleigh, NC 27601 | tel 919.835.1500
 4218 Chestnut St., 2nd Floor | Philadelphia, PA 19107 | tel 215.545.0121
 ASR-0073-2021
 REFERENCE: SUB-S-55-2018 (Prelim. Subdivision)

ADMINISTRATIVE SITE REVIEW

| | | | |
|-------------|----------------------------|-------|------------|
| PROJECT: | JAE-18048/18055 | DATE: | |
| ISSUE: | Administrative Site Review | DATE: | 08.05.2021 |
| REVISIONS: | 1st Review Comments | DATE: | 06.15.2022 |
| DRAWN BY: | SB | | |
| CHECKED BY: | KT | | |
| CONTENT: | COVER | | |

0.0



AFFORDABLE HOUSING NOTES:

1. 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 80% 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.
2. ALL AFFORDABLE UNITS TO BE COMPLIANCE WITH DEFINITION OF "AFFORDABLE HOUSING" PER UDO 12.2 DEFINED TERMS.

RETAINING WALLS:

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

HC RAMP:

1. ALL HC 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 HC RAMP ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.

SEE LS1.1 FOR DETAILS

ACCESSIBILITY NOTES:

1. ALL INTERSECTIONS OF ACCESSIBLE ROUTE SHALL HAVE MINIMUM 5X5' LANDING.
2. MINIMUM LANDING AT ACCESSIBLE FOR HC PARKING SPACE SHALL BE 4' X 4'.
3. ALL LANDINGS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
4. HANDICAP PARKING SPACE(S) AND HC EXISTING AISLE(S) SHALL BE NO GREATER THAN 2% SLOPE IN ANY DIRECTION.
5. ALL ACCESSIBLE ROUTE SHALL NOT EXCEED 2% CROSS PITCH. MAXIMUM RAMP RUN TO BE 8.3%. RAMP MUST HAVE BETWEEN 34" AND 38" HEIGHT HANDRAILS ON BOTH SIDES IF THE SLOPE IS GREATER THAN 5%, AND MINIMUM 5X5' LANDING SHALL BE PROVIDED EVERY 30' MAXIMUM RUN. MINIMUM 5X5' LANDING IS REQUIRED AT THE TOP & BOTTOM OF THE RAMP. MINIMUM 5X5' TURN PLATFORM/LANDING IS REQUIRED.
6. ALL CROSS WALK SHALL BE NO GREATER THAN 2% SLOPE IN ANY DIRECTION.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ADA STANDARDS.
8. REFER TO GRADING PLAN FOR ACCESSIBLE ROUTE.

TREE CONSERVATION AREA LEGEND:

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

BUILDING ELEVATIONS

| BUILDING | PRIMARY STREET FRONT | IMPROVED GRADE | | |
|------------|----------------------|----------------|--------|--------|
| | | LOW | HIGH | AVG |
| BUILDING 1 | Sumner Boulevard | 295.00 | 295.00 | 295.00 |
| | Triangle Ridge Road | 295.00 | 295.00 | 295.00 |
| | Sumner Boulevard | 293.30 | 293.30 | 293.15 |
| GAZEBO | Sumner Boulevard | 293.30 | 293.30 | 293.40 |
| | Triangle Ridge Road | 293.30 | 293.30 | 293.40 |

LOT 1 PRIMARY STREET DETERMINATION (SEC. 1.5.4.C.1)

A LOT DEVELOPED WITH THE APARTMENT, GENERAL, MIXED-USE OR CIVIC BUILDING TYPES SHALL DESIGNATE ITS PRIMARY STREET USING THE CRITERIA SHOWN IN (A) THROUGH (G) BELOW. IF NO STREET MEETS CRITERIA (A) THROUGH (D), THEN THE STREET THAT SATISFIES MORE OF CRITERIA (E) THROUGH (G) WILL BE DESIGNATED AS PRIMARY. IF THE CRITERIA DO NOT APPLY OR DO NOT PRODUCE A CLEAR RESULT, THEN ANY STREET MAY BE DESIGNATED AS PRIMARY BY THE APPLICANT.

| | SUMNER BLVD | TRIANGLE RIDGE |
|---|-------------|----------------|
| A. THE STREET WITH TRANSIT SERVICE; | YES | NO |
| B. THE STREET DESIGNATED AS A MAIN STREET OR URBAN THOROUGHFARE ON THE URBAN FORM MAP; | YES | NO |
| C. ANY STREET DESIGNATED AS A RETAIL STREET IN THE DOWNTOWN SECTION OF THE COMPREHENSIVE PLAN. | NO | NO |
| D. THE STREET DESIGNATED AS A MIXED-USE STREET ON THE RALEIGH STREET PLAN MAP; | NO | YES |
| IF ONE STREET MEETS ANY OF CRITERIA (A) THROUGH (D), IT WILL BE DESIGNATED PRIMARY. IF TWO STREETS MEET ANY OF CRITERIA (A) THROUGH (D), BOTH WILL BE DESIGNATED PRIMARY. | PRIMARY | PRIMARY |

RESPONSE: BASED ON THE ABOVE, THE PRIMARY STREETS ARE SUMNER BLVD AND TRIANGLE RIDGE ROAD FOR LOT 1

Response to Outdoor Amenity Area General Requirements - UDO Sec. 1.5.3.B

9. General Requirements

1. Where outdoor amenity area is required, it must be provided on-site and must be available for use by or as an amenity for the occupants, invitees and guests of the development.
Response: The outdoor amenity areas are provided on-site, and it has accessible route for all residents and visitors.
2. A minimum of 50% of the required outdoor amenity area must be usable to the pedestrians described in subsection 1. above. All areas usable to pedestrians must also be ADA accessible. Outdoor amenity areas required for existing buildings that do not have elevators or do not otherwise require them, may be located on upper levels as allowed by Sec. 1.5.3.C.1.
Response: All outdoor amenity areas are ADA accessible. See 1.5.3.2 Pedestrian Circulation Plan and C-4 Stormwater & Grading Plan.
3. Required outdoor amenity area may be met in 1 contiguous open area or in multiple open areas on the site; however, to receive credit, each area must be at least 10 feet in width and length.
Response: Outdoor Amenity Areas had been revised. Dimensions have been added to narrow locations on Sheet LS1.1 Site Plan.
4. Required outdoor amenity area may be located at or above grade.
Response: All outdoor amenity areas are located at grade.
5. Required outdoor amenity area cannot be parked or driven upon, except for emergency access and permitted temporary events.
Response: No proposed outdoor amenity areas to be parked or driven upon.
6. Required outdoor amenity area may be covered but cannot be enclosed however outdoor amenity areas within the DX- district that will be covered by structures with a clear height no less than 5' and less than the proposed minimum ground story height must account for no more than 50% of the required area. Perforated structures, where the sum area of the openings is greater than 50% more of the surface area of the structure, shall not be considered covered for the purposes of this restriction.
Response: No proposed outdoor amenity area is enclosed. The gazebo is covered, but it is not enclosed. See Sheet AS1.4.
7. Green Stormwater Infrastructure (GSI) practices may be located within a required outdoor amenity area provided all other requirements of this subsection are met. Tree Conservation areas, stormwater detention wet ponds and dry ponds, slope/construction easements, riparian buffers, all protective yards, Zone A of neighborhood transitional protective yards and parking islands shall not be considered an outdoor amenity area.
Response: None of the areas listed above is included for the proposed outdoor amenity area.
8. Sidewalk areas outside of the right-of-way, even if used to satisfy streetscape requirements, shall also be eligible to count towards outdoor amenity area requirements provided all other requirements of this subsection are met.
Response: Sidewalk areas outside of the right-of-way have been included for the proposed amenity area for this project.
9. Areas outside of the right-of-way required to be set aside for required street trees shall be eligible to count towards outdoor amenity area requirements provided all other requirements of this subsection are met.
Response: All required street trees are within the public right of way.
10. Outdoor amenity areas meeting the requirements of Section 1.5.3. shall also be eligible to count towards required open space provided it also meets Article 2.5.
Response: There is no open space required with this project.

LEGEND:

- PROP. FIRE HYDRANT LANDING FOR RAMP
- HC PARKING W/ WHEEL STOP AND PENALTY SIGNAGE
- PROJECT BOUNDARY
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY LINE
- EASEMENT
- TOP OF BANK
- RIPARIAN BUFFER
- PROP. TREE CONSERVATION AREA
- BUILD TO LINE
- PROP. TREE PROTECTION FENCE
- PROP. OUTDOOR AMENITY AREA/ OUTDOOR OPEN SPACE/PARK AREA

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
3. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
4. THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
5. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
6. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (919) 996-2402.
7. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
8. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
9. ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY 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.
10. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
11. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 25' MINIMUM.
12. UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
13. TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
14. GROUND MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF SEC 2.2.5.4 AND IS NOT LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.
15. 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.
16. 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.
17. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
18. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
19. 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 ENCRUSH ON THIS MINIMUM CORNER CLEARANCE.
20. WC ACCESS RAMP(S) WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWING STANDARDS AND ADA SPECIFICATIONS.
21. ALL RAMP(S) AND HANDRAILS SHALL BE CONFORM TO ANSI, NCSBC, AND ICC STANDARDS AND SPECIFICATIONS.
22. 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.
23. ALL HVAC EQUIPMENTS OF THIS PROJECT TO BE LOCATED ON THE ROOF OF BUILDINGS AND SCREENED WITH PARAPETS.
24. UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.
25. 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.
26. 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.

Zoning Summary Lots 1

Project: Summer
Date: 08.03.2021 (updated 11.12.2021)

| Zoning | Code |
|--|------------------------------|
| Section 3.2.7 Civic Building Base Dimensional Standards | CX-54-JL-CU |
| A. Site Dimensions | |
| A1 Area (min) | n/a |
| A1 Area (max) | n/a |
| A2 Width (min) | n/a |
| A3 Outdoor amenity area | 10 % |
| B. Building / structure setbacks | |
| B1 From primary street (min) | 10 FT |
| B2 From side street (min) | 10 FT |
| B3 From side lot line (min) | 0 or 3 FT |
| B4 From rear lot line (min) | 0 or 3 FT |
| B4 From alley (min) | 5 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 (min) | 5 FT |
| D. Height | |
| D1 Principal building (max) | 2.27(F)-14 (62' max) 4 Story |
| D2 Accessory structure (max) | 25 FT |
| F. Allowed building elements | |
| Balcony | |
| Gallery / awning | |
| 3. Frontage requirements (sec. 3.4.7) | |
| Li. (Urban Limited) | |
| C. Build-to | |
| C1 Primary street build-to (min/max) | 0 to 20 FT |
| C2 Building width in primary build-to (min) | 50 % |
| C3 Side street build-to (min/max) | 0 to 20 FT |
| C4 Building width in side build-to (min) | 25 % |
| D. Additional parking limitations | |
| D1 On-site parking or vehicular surface permitted between building and the street | |
| F. Pedestrian access | |
| E1 Primary street-facing entrance required | yes |
| E1 Street-facing entrance spacing | 75 FT |
| F. Streetscape requirements (sec. 8.5.2.B) | |
| 4. Streetscape requirements (sec. 8.5.2.B) | |
| A. Streetscape width (max.) | |
| Streetscape requirements (sec. 8.5.2.B) | 35 FT |
| E. Sidewalk (min) | |
| F. Planting area (min) | 6 FT |
| General | |
| Walkway type | Sidewalk |
| Planting type | Tree grate / lawn |
| Tree spacing | 40 C.C. avg |
| 5. Use standards (UDO sections 6.2.2.C) | |
| - Provide open space or park area at a rate of 10% or 218 SF per dwelling unit, whichever is greater | see Sec. 6.2.2.C.g |
| 6. Site Data | |
| 7. Tract area | |
| Lot #1 S-55-18 | 3.83 AC |
| Less right of way dedication | 0.00 AC |
| Net acreage | 3.83 AC |
| 8. Proposed use | |
| Congregate care | |
| 9. Proposed Congregate Care units | |
| 1 bedroom | 34 DU |
| 2 bedroom | 88 DU |
| Total units proposed | 90 DU |
| 10. Common Multi Purpose Room (Sec. 6.2.2.C.2) | |
| Required | |
| 30' x 90' room or DU | 2,700 SF |
| Provided | |
| Proposed density | 90 / 3.83 = 23.50 DU/AC |
| Gross square footage | |
| Building 1 | 119,913 SF |
| Proposed FAR | 119,913 / 3.83 = 71.9% |
| 12. Outdoor amenity area (sec. 3.2.7.A.3) | |
| Required - 10% of net acreage | 3.83 x 10% = 0.38 AC |
| Required - 10% of net acreage in SF | 16,683 SF |
| Provided | |
| OAA #1 | 5,255 SF 3.1% |
| OAA #2 | 16,265 SF 9.7% |
| Total provided | 21,520 SF 12.9% |
| 13. Open space or Park area (Sec. 6.2.2.C.g) | |
| Required | |
| 10% of net acreage in AC | 3.83 x 10% = 0.38 AC |
| 10% of net acreage in SF | 0.38 x 43,560 = 16,683 SF |
| 218 SF per unit (90 units) in SF | 90 x 218 = 19,620 SF |
| Required - in acreage | 19,620 / 43,560 = 0.45 AC |
| 14. Building height | |
| Allowed height | 2.27(F)-14 (62' max) 4 Story |
| Proposed height - See elevations for building heights | (66'-11") 4 Story |
| 15. Build-to | |
| C1 Primary street build-to (min/max) | Triangle Ridge Road |
| Required | 50' x 633' = 316.5 LF |
| Provided | |
| Building | 62.2% 330.5 LF |
| Total | 52.2% 330.5 LF |
| C1 Primary street build-to (min/max) | Sumner Boulevard |
| Required | 50' x 261' = 130.5 LF |
| Provided | |
| Building | 62.2% 214.6 LF |
| Building | 62.2% 214.6 LF |
| 16. Required parking (sec. 7.1.2 Congregate Care) | |
| Units (1 Space per 3 units) | 90 / 3 = 30 SP |
| Start (1 Space per 400 SF of work area) | 10,938 / 400 = 27 SP |
| Total required | 57 SP |
| Parking provided | |
| Surface | |
| Standard space | 68 SP |
| HC space (3' x 6' accessible) | 11 SP |
| Total surface spaces provided | 77 SP |
| Surface parking percentage | 77 / 57 = 134.3% |
| 17. Required height | |
| Long Term | n/a |
| Short term (No min) | n/a |
| Bicycle parking provided | 0 SP |
| 18. Impervious area | |
| Existing | 0 SF 0.00 AC |
| Proposed | 105,875 SF 2.43 AC |

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-0073-2021

REVISIONS:

| NO. | DESCRIPTION | DATE |
|-----|-----------------|------------|
| 1st | Review Comments | 06.15.2022 |

ADMINISTRATIVE SITE REVIEW

PROJECT: JAE-18048/18055 DATE: 08.03.2021
ISSUE: Administrative Site Review

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

SITE PLAN

SCALE: 1" = 40'

JDAVIS
510 South Wilmington Street | Raleigh, NC 27601 | Tel: 919.835.1500
1218 Chestnut St., 7th Floor | Philadelphia, PA 19107 | Tel: 215.545.0121

Carolina Project Equities, LLC
Summer Pointe I - Phase 3/Lot 1
3900 Summer Boulevard
Raleigh, North Carolina 27616

ASR-0073-2021

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;
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ADMINISTRATIVE SITE REVIEW

PROJECT: JAE-18048/18055 DATE: 08.03.2021
ISSUE: Administrative Site Review

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

SITE PLAN

SCALE: 1" = 40'

LS1.1

6/15/2022 8:05 AM PA 18048-18055-Phase 3-Lot 1-Phase 3-Lot 1-ASR-2nd.dwg

| BUILDING ELEVATIONS | | | | |
|---------------------|----------------------|----------------|--------|--------|
| | PRIMARY STREET FRONT | IMPROVED GRADE | | |
| | | Front | | |
| | | LOW | HIGH | AVG |
| 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.



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

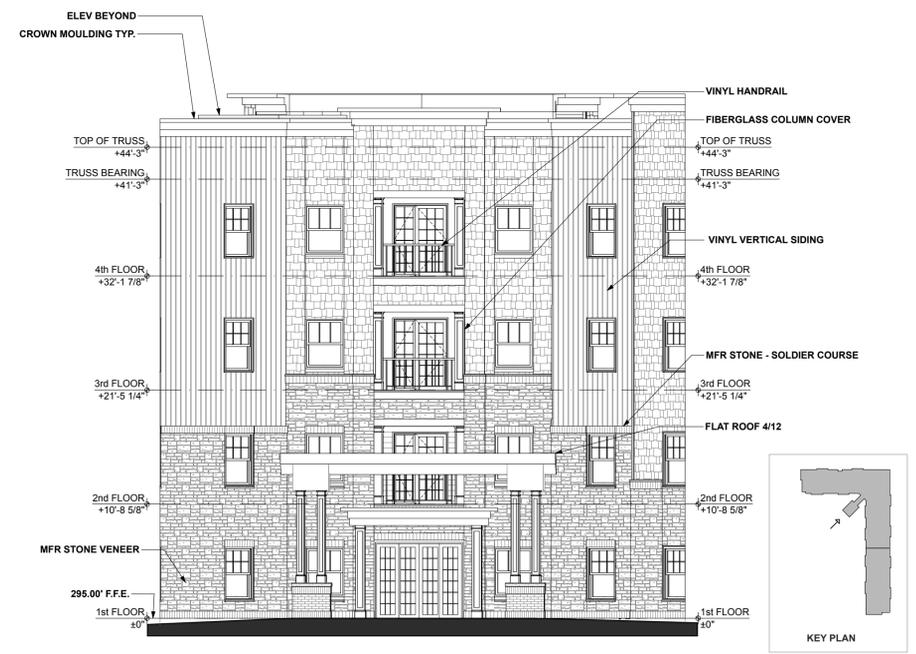
STATUS: PRELIMINARY

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: **A3.11**



E1 MAIN ENTRY ELEVATION
 SCALE: 1/8" = 1'-0"



E5 SOUTH WEST ELEVATION @ SECONDARY ENTRY CONT.
 SCALE: 1/8" = 1'-0"



A1 SOUTH WEST ELEVATION @ SECONDARY ENTRY
 SCALE: 1/8" = 1'-0"

| 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.

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.



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

STATUS: PRELIMINARY

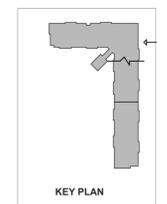
SUMNER POINTE I
3900 SUMNER BLVD
RALEIGH, NC 27616

REVISIONS:

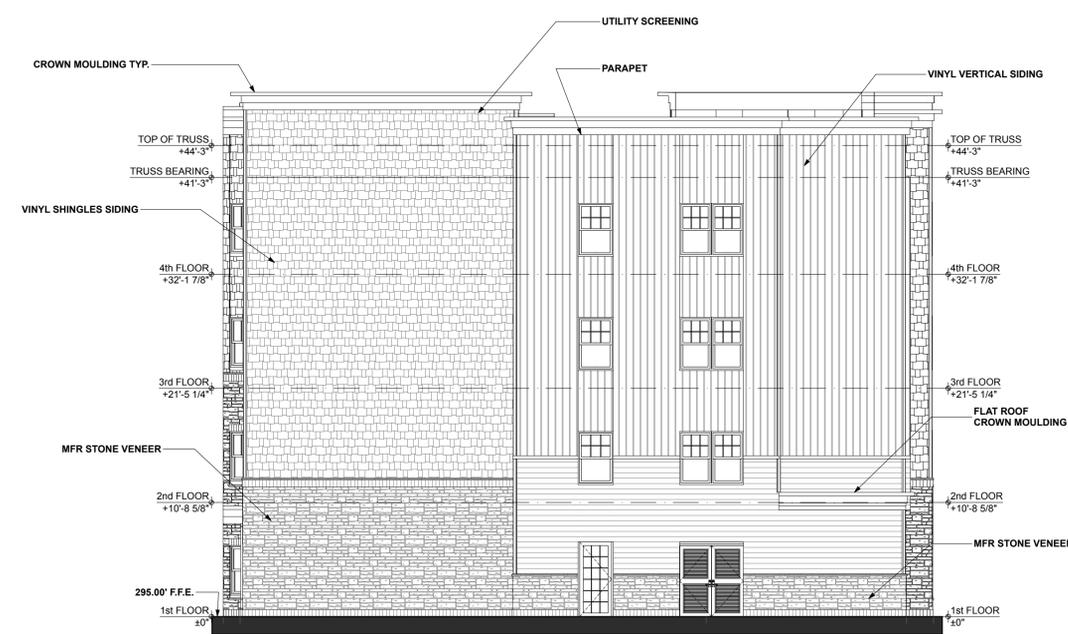
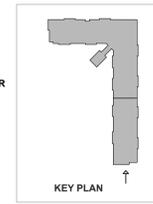
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DATE: 05-10-2022
PROJECT NUMBER: 190160
SHEET TITLE: BUILDING ELEVATIONS

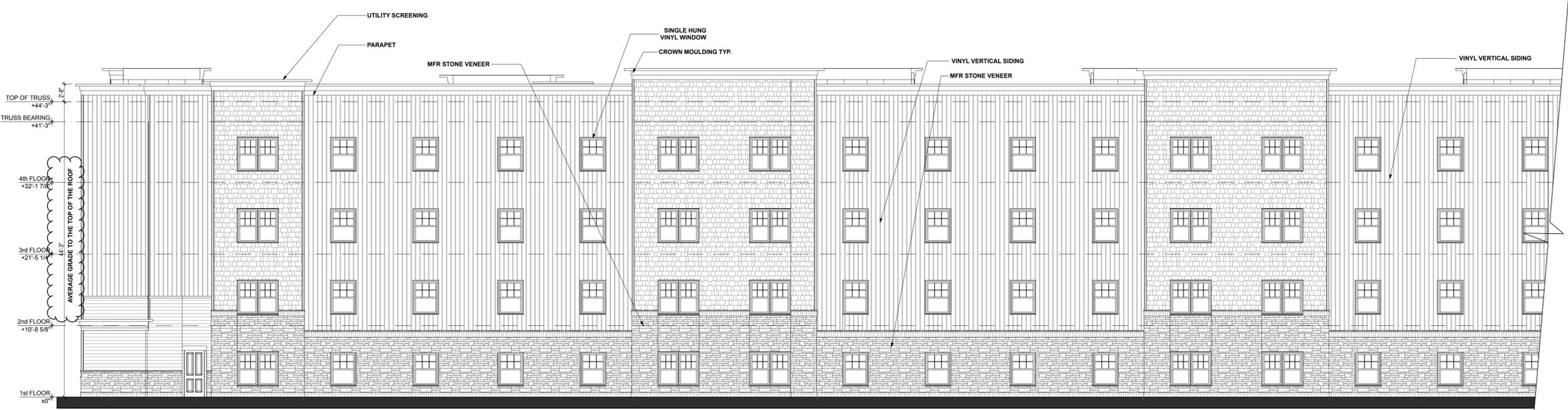
SHEET: **A3.12**



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



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

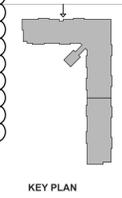


A1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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

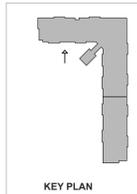
- Per section 1.5.7 A.2 (TC 4-20) of the UDO, building height is measured from the average improved grade to the top of the highest point of a pitched or flat roof excluding the parapet.
 - Average grade is considered to be the average post-development grade along the building elevation most parallel 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 PLAN NORTH ELEVATION
SCALE: 1/8" = 1'-0"



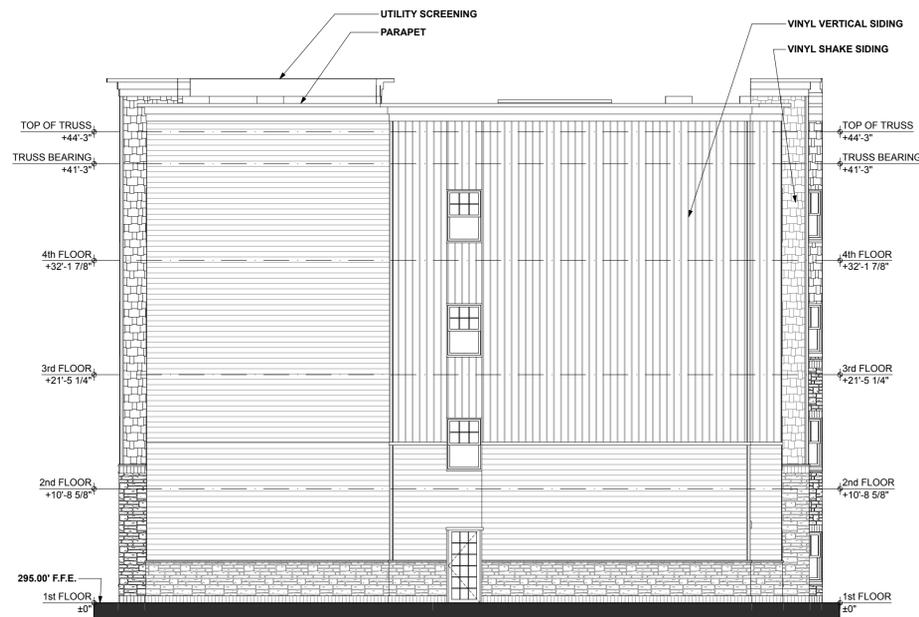
A1 PLAN NORTH ELEVATION
SCALE: 1/8" = 1'-0"





| 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 |

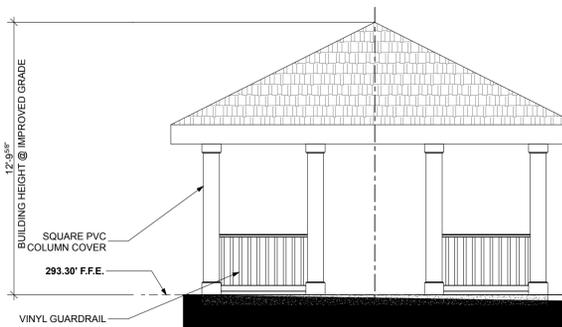
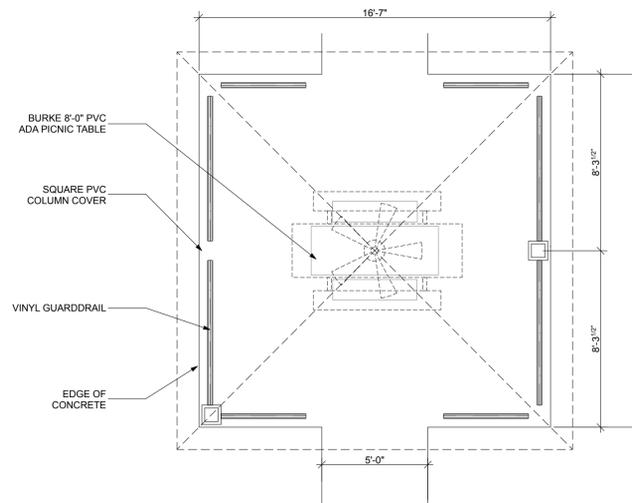
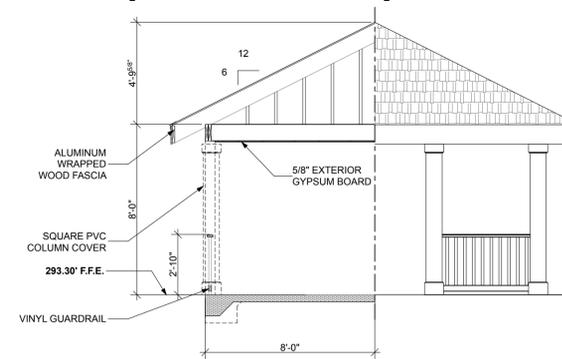
Per section 15.7A.2 (TC 4-20) of the UDO, building height is measured from the average improved grade to the top of the highest point of a pitched or flat roof excluding the parapet.
Average grade is considered to be the average post-development grade along the building elevation most parallel and closest 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.



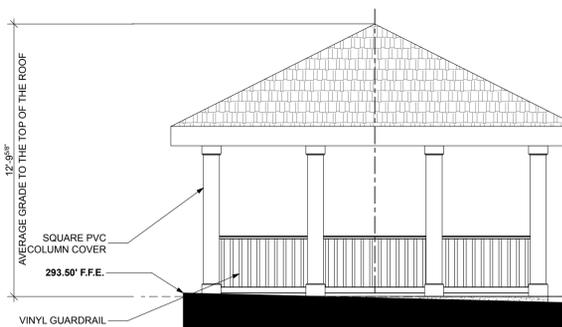
E1 NORTH EAST CORNER ELEVATION
SCALE: 1/8" = 1'-0"



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



ELEVATION FACING SUMMER BOULEVARD



ELEVATION FACING TRIANGLE RIDGE ROAD

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