



Administrative Approval Action

Case File / Name: ASR-0073-2021
DSLCL - SUMNER POINTE I - PHASE 3/LOT 1

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

- LOCATION:** The site is located at 3900 Sumner Boulevard and will be situated on lot 1 of Phase 3 in SUB-S-55-2018. The lot is located south of Sumner Boulevard and west of Triangle Town Boulevard. The PIN number is 1726682647. The 3.83 acre site is zoned Commercial Mixed Use-5 Stories with an Urban Limited Frontage (CX-5-UL-CU).
- REQUEST:** Development of a Multi-unit living Congregate Care Apartment Building with 90 units, amenity areas, and associated infrastructure. The total proposed gross square footage of the buildings is 119,913 square feet. Review Z-27F-2014 for zoning conditions.
- This project is associated with the following approved Design Alternates/variances:
- a 2597' variance from the 2500 block perimeter standard (8.3.2 A), and a 11,91' variance from the 2500' maximum block perimeter. (A-70-19)
 - Reduction in the primary street build To requirement (3.4.7 E) for Lot 1 (A-102-1)
- DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A
- FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated June 15, 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. Label mechanical equipment on the elevations and landscape plan sheet to demonstrate compliance with 7.2.5 D.
2. Demonstrate compliance with building height in UDO Section 1.5.7. Elevations at Sumner Boulevard and Triangle Town Boulevard must show a dimension from post development average grade to the top of roof.

Stormwater

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).



Administrative Approval Action

Case File / Name: ASR-0073-2021
DSLC - SUMNER POINTE I - PHASE 3/LOT 1

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

4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
5. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

6. 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"/>	Stormwater Maintenance Covenant Required
<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Transit Deed of Easement Required

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

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

Stormwater

1. 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).
2. 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).
3. 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).
4. 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).
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).



Administrative Approval Action

Case File / Name: ASR-0073-2021
DSLC - SUMNER POINTE I - PHASE 3/LOT 1

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

6. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

☒ **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. Plan Set Must demonstrate compliance for congregate care UDO Section 6.2.2 C. Please include a floor plan for each floor. Please dimension and label all shared/common areas in the building as well as office space and any other uses proposed in the congregate care facility.
2. Demonstrate compliance with zoning conditions outlined in Z-27F-2014.
3. Conditions applicable to the creation of the lot for this development, Lot 1 of SUB-S-55-2018, shall be met including recordation of the lot and necessary street right-of-way, easements, and tree conservation areas as specified in the approved subdivision plan.

Engineering

4. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
5. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
6. A fee-in-lieu for a slim fit transit shelter and accompanying elements (Brasco Slim Fit, 36 Gallon Trash receptacle, 64 foot Metal Bench, and Solar Light) shall be paid to the City of Raleigh (UDO 8.1.10). The 6x20 pad itself will be constructed by the developer at their cost.



Administrative Approval Action

Case File / Name: ASR-0073-2021
DSLC - SUMNER POINTE I - PHASE 3/LOT 1

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

7. A transit deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
8. 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.

Public Utilities

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

Urban Forestry

10. A tree impact permit must be obtained for the approved streetscape tree installations in the rights of way. This development proposes 15 street trees along Triangle Ridge Road and 6 street trees along Sumner Boulevard for a total of 21 street trees.
11. 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.
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.

Stormwater

3. 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



Administrative Approval Action

Case File / Name: ASR-0073-2021
DSLCL - SUMNER POINTE I - PHASE 3/LOT 1

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

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: July 14, 2025

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

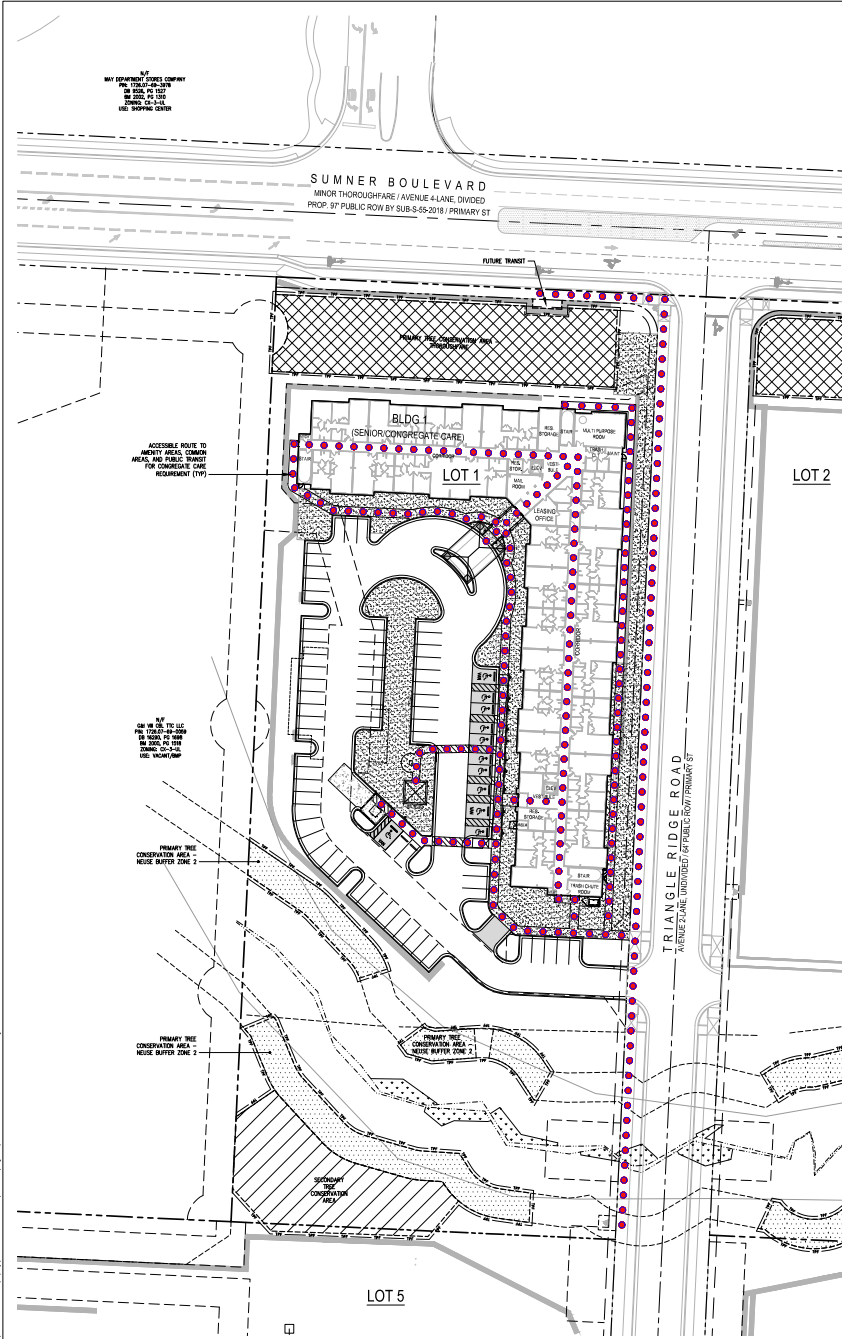
4-Year Completion Date:

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.

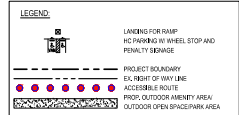
Signed: *Daniel L. Stegall* Date: 07/14/2022
Development Services Dir/Designee
Staff Coordinator: Daniel Stegall

6/15/2022 2:59 PM P:\Projects\0604_Summer Pointe\0604_Summer Pointe.dwg - 21 PLS - Lot 1 - 480 - 2nd.dwg



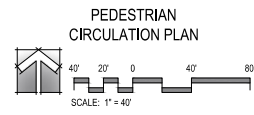
- AFFORDABLE HOUSING NOTES:**
1. NC HOUSING FINANCE AGENCY AWARDED LOW-INCOME HOUSING TAX CREDIT ALLOCATIONS TO THIS PROJECT. ALL UNITS AT THE SITE WILL BE RESTRICTED TO HOUSEHOLDS WITH INCOMES AT OR BELOW 80% OF THE AREA MEDIAN INCOME FOR 30 YEARS AS REQUIRED BY THE LOW-INCOME HOUSING TAX CREDIT PROGRAM. COMPLIANCE IS MONITORED BY NC HOUSING FINANCE AGENCY AND OTHERS.
 2. ALL AFFORDABLE UNITS TO BE COMPLIANCE WITH DEFINITION OF "AFFORDABLE HOUSING" PER 2001 I-22 DEFINED TERMS.

- ACCESSIBILITY NOTES:**
1. ALL INTERSECTIONS OF ACCESSIBLE ROUTE SHALL HAVE MINIMUM 5'x5' LANDING.
 2. MINIMUM LANDING AT ACCESSIBLE ROUTE FOR NO PARKING SPACE SHALL BE 4' x 4'.
 3. ALL LANDINGS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
 4. HANDICAP PARKING SPACES AND NO ACCESSIBLE ROUTES SHALL BE NO GREATER THAN 2% SLOPE IN ANY DIRECTION.
 5. ALL ACCESSIBLE ROUTES SHALL NOT EXCEED 2% CROSS SLOPE. MAXIMUM RAMP RUN TO BE 42% RAMP RISE. THE RAMP SHALL BE 48" WIDE. MINIMUM 5'x5' LANDING SHALL BE PROVIDED EVERY 30' MINIMUM RUN. MINIMUM 5'x5' LANDING IS REQUIRED AT THE TOP & BOTTOM OF THE RAMP. MINIMUM 5'x5' TURN PLATFORMS AND BE REQUIRED.
 6. ALL CROSS WALKS SHALL BE NO GREATER THAN 2% SLOPE IN ANY DIRECTION.
 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ADA STANDARDS.
 8. ACCESSIBLE ENTRANCES SHALL BE PROVIDED WITH GROUND FLOOR SURFACE SLOPES CROSS SLOPES AT 2% MAXIMUM IN ANY DIRECTION.
 9. REFER TO GRADING PLAN.
 10. ALL CORRIDORS AND ROOMS OF THE BUILDING ARE ACCESSIBLE TO ALL ROOMS, ELEVATORS, EXITS AND ENTRANCES WITH THE EXCEPTION OF EXITS AND ENTRANCES THAT HAVE STUMPS ONLY.



REFERENCE:
Z-0077-14; BM2009; PG955; SUB-S-55-18; SPR-2006-2021;
GREENWAY; G-552; ANNEX-0004-2022
BGM, A-75-18 & A-105-15; REC-2018-2021;
SPR-0070-2022

ASR-0073-2021



ADMINISTRATIVE SITE REVIEW

PROJECT:	JAE-0548-18055	DATE:	
ISSUE:	Administrative Site Review		08.03.2021
REVISIONS:			
1st Review Comments:	06.15.2022		

DRAWN BY: 09
CHECKED BY: KT
CONTENT: PEDESTRIAN CIRCULATION PLAN

LS2.2

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

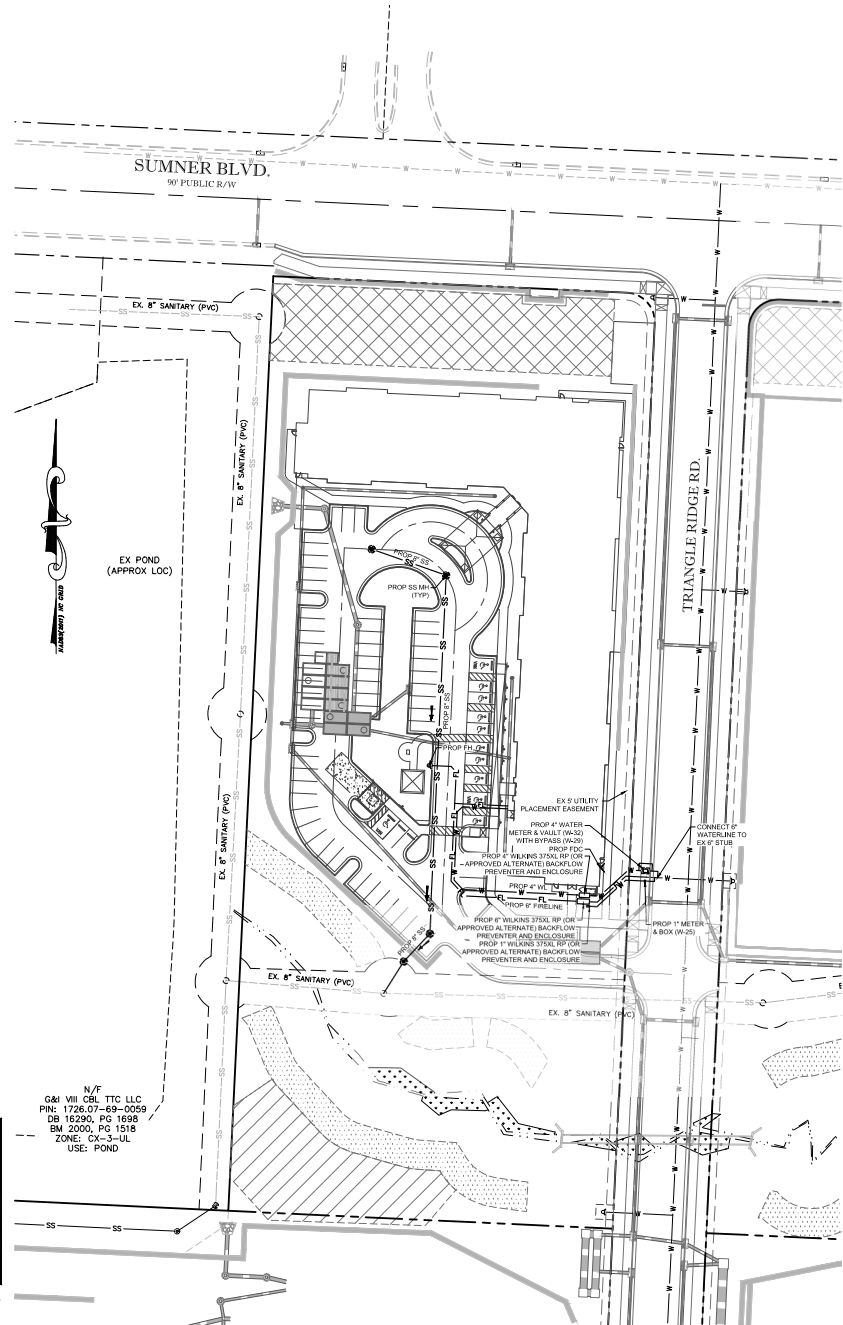
JDAVIS
5115 South Wanger Drive Raleigh, NC 27607
919.486.1000
JDAVIS.COM
ASR-0073-2021
REFERENCE: SUB-S-55-2018

STANDARD UTILITY NOTES (as applicable):

1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition).
2. Utility separation requirements:
 - a. A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, serious sanitary sewer pipe shall be specified & installed to watertight specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
 - b. When installing water for sewer mains, the horizontal separation between utilities shall be 10'. If the separation cannot be maintained due to existing conditions, the separation shall be the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
 - c. Where it is impossible to obtain proper separation, or any type of sanitary sewer crosses over a watermain, CIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to watertight specifications.
 - d. 3/2" minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless CIP material is specified for sanitary sewer.
 - e. Maintain 18" min. vertical separation of all watermain & RCP storm drain crossings, maintain 18" min. vertical separation of all sanitary sewer & RCP storm drain crossings. Where adequate separation cannot be achieved, specify CIP materials & a concrete grade having 1" min. thickness per CORPUD details H-1 & S-401.
 - f. All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
3. Any necessary field revisions are subject to review & approval of an authorized plan check by the City of Raleigh Public Utilities Department prior to construction.
4. Developer shall provide 15 days advance notice to owner for any work required within an existing City of Raleigh Utility Easement traversing private property.
5. Contractor shall maintain continuous water & power service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department.
6. 3/2" minimum cover is required on all water mains & sewer force mains. 4/2" minimum cover is required on all reuse mains.
7. It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning top at main & removal of service from ROW or easement per CORPUD Handbook procedures.
8. Install 1/2" copper water services with meters located at ROW or within a 2'x2' Watertight Easement immediately adjacent. NOTE: It is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
9. Install 4" PVC sewer services @ 1/2% minimum grade with cleanouts located at ROW or easement line & spaced every 75 feet feet maximum.
10. Pressure reducing valves are required on all water services exceeding 80 psi. Backflow valves are required on all sanitary sewer services having building drains lower than 12" above the next upstream manhole.
11. All environmental permits applicable to the project must be obtained from NCOWS, USACE & FEMA for any riparian buffer, wetland &/or floodplain impacts respectively prior to construction.
12. NCOTD Riparian Easement Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
13. General Contractor / Civil Water Designer using calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Stephen Calverley at (919) 996-2334 or Stephen.Calverley@raleigh.gov for more information.
14. Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix B of the Public Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be as the University of Southern California approval kit. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Joanne Harbey at (919) 996-0522 or joanne.harbey@raleigh.gov for more information.

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 NC DOT 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 EXPLORED OR BURIED.

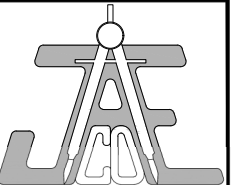


ATTENTION CONTRACTORS:

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for obtaining the PUBLIC WORKS DEPARTMENT or other applicable and the PUBLIC UTILITIES DEPARTMENT at (919) 996-2334 or other applicable agencies prior to beginning any of that construction.

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

PLEASE call for inspection. Initially Construction Plan, then Permitted Plans on the jobsite, or any other Violation of CITY OF RALEIGH STANDARDS will result in a Fine and Possible Forfeiture of future work in the CITY OF RALEIGH.



JAECO
Consulting Engineers and Land Surveyors

NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com
www.jaeco.com

PRELIMINARY

DO NOT USE FOR CONSTRUCTION

**SUMMER POINTE I
PHASE 3/LOT 1**
3900 SUMNER BLVD.
RALEIGH, NC 27616

**CAROLINA PROJECT
EQUITIES, LLC**

Call before you dig.

LEGEND

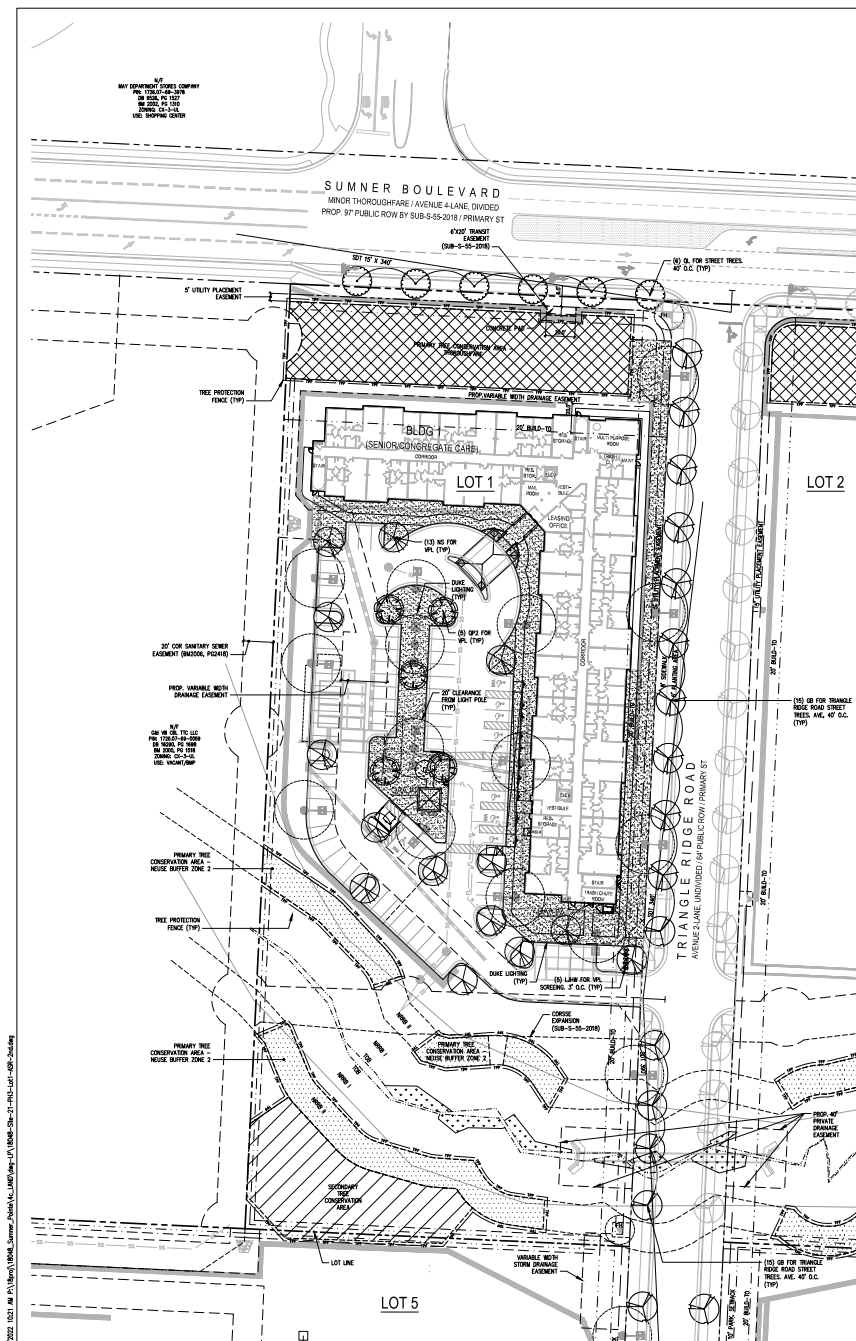
EX WATER	---
EX WATER (SURVEYED)	---
PROF WATER	---
PROF FINE LINE	---
EX SANITARY	---
EX SANITARY (SURVEYED)	---
PROF SANITARY	---
PROF SANITARY FLOW DIRECTION	---

UTILITY PLAN

Number	Description	Date
1	PER COR COMMENTS	11/13/21
2	PER CITY COMMENTS	06/14/22

JAECO # 22209
DRAWING SCALE: 1" = 40'
DRAWN BY: TT
CHECKED BY: JRC
DATE ISSUED: 06/03/2021

C-2



PLANT LIST-THIS SHEET ONLY						
QTY	SYN	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	REMARKS
SHADE TREES						
13	GB	Ginkgo biloba	Maderbark Tree	3" MN	10' MN	Street Tree
13	N5	Nyssa sylvatica	Black Gum	3" MN	10' MN	Vehicle Parking Lot
6	QL	Quercus lyrata	Overcup Oak	3" MN	10' MN	Street Tree
5	QP2	Quercus phellos	Willow Oak	3" MN	10' MN	Vehicle Parking Lot
SHRUBS						
1	LH14	Lonicema 'Jazz Hands White'	Jazz Hands White Lonicema	18" MN		VPI Screen/SPY

BUILDING ELEVATIONS				
		IMPROVED GRADE		
		Front		
PRIMARY STREET FRONT		LOW	HIGH	AVG
BUILDING 1	Summit Boulevard	295.00	295.00	295.00
	Triangle Ridge Road	295.00	295.00	295.00
	Summit Boulevard	293.00	291.00	293.00
GARAGE	Triangle Ridge Road	293.00	291.00	293.00
	Triangle Ridge Road	293.00	293.00	293.00

The section 1.3, T.A.11-2-201 of the JDD, 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 the 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.

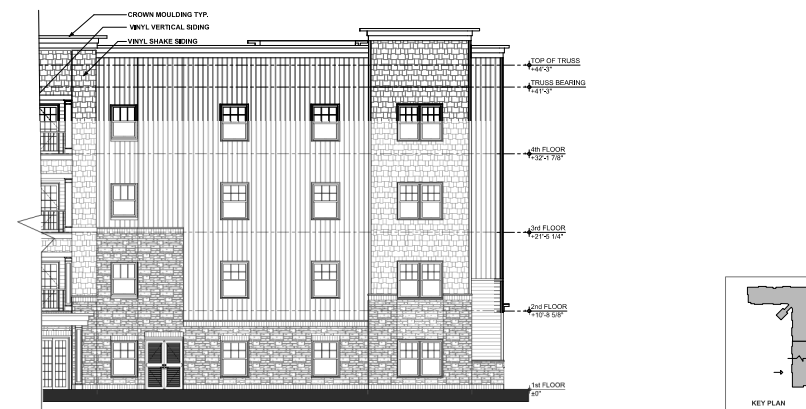
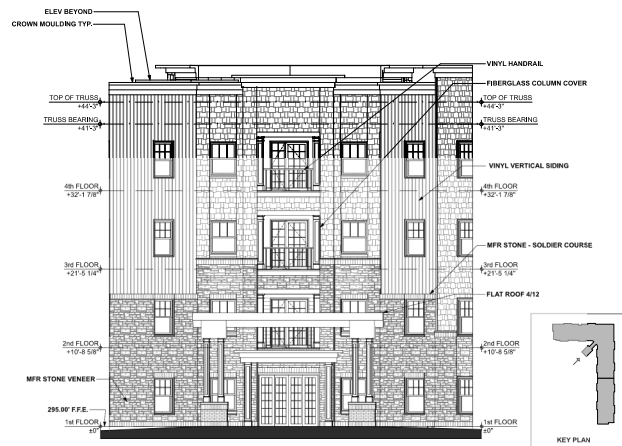
DATE:
05-10-2022

PROJECT NUMBER:
190160

SHEET TITLE:
BUILDING ELEVATIONS

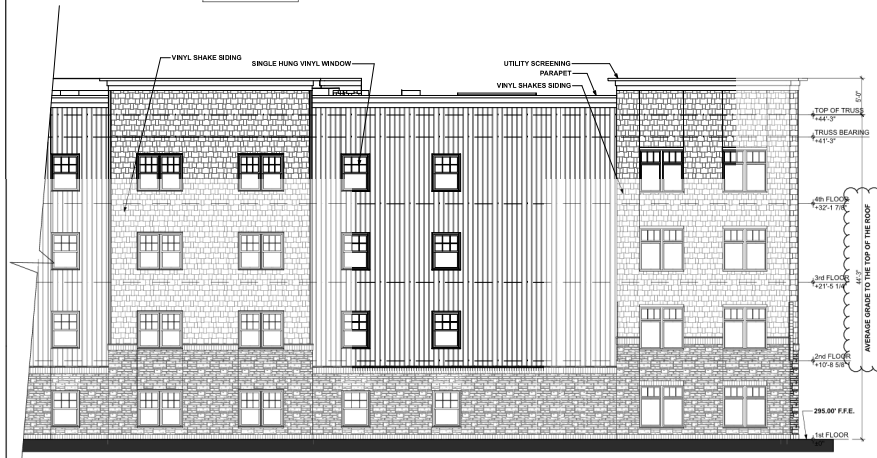
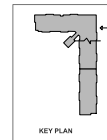
SHEET

A3.11

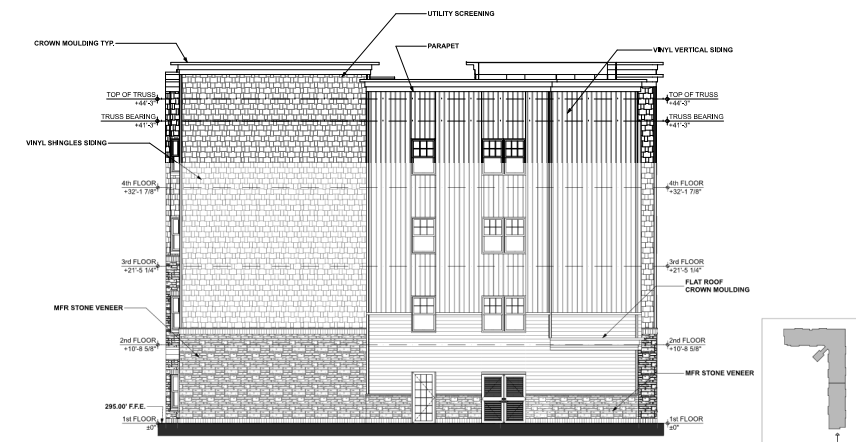


BUILDING ELEVATIONS				
	PRIMARY STREET FRONT	IMPROVED GRADE		
		LOW	HIGH	AVG
BUILDING 1	Summer Boulevard	292.00	295.00	293.50
	100th Street	292.00	295.00	293.50
	Summer Boulevard	293.00	293.30	293.15
GAZERD	100th Street	293.00	293.30	293.15

Per section 15.7A.2.1(C.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.



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



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

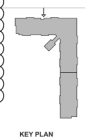


A1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING ELEVATIONS			
	PRIMARY STREET FRONT	APPROVED GRADE	
		LOW	HIGH
BUILDING 1	Summer Boulevard	295.00	295.00
	Triangle Ridge Road	295.00	295.00
	Summer Boulevard	295.00	295.00
BAY 280	Triangle Ridge Road	295.00	295.00
	Triangle Ridge Road	295.00	295.00

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.



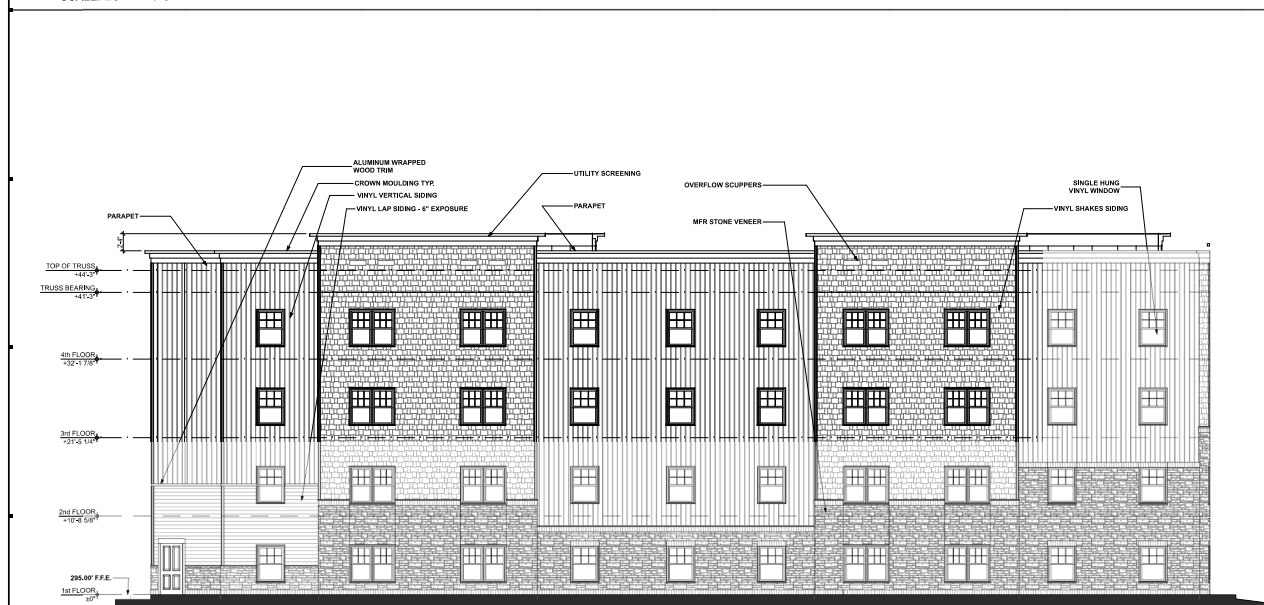
CSBO
architecture P.C.

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

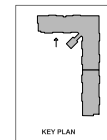
CAROLINA PROJECT
EQUITIES, LLC
2013 Rolling Rock Rd.
Wake Forest, NC 27587

STATUS: PRELIMINARY

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



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



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



- 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.

