



Administrative Approval Action

Case File / Name: ASR-0075-2021
DSLCL - Sumner Pointe II Phase 4/ Lot 2

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

LOCATION: This 4.66 acre site zoned CX-5-UL-CU is located at the southwestern corner of the intersection of Sumner Blvd. and Triangle Town Blvd at 3900 Sumner Blvd. This site is proposed Lot 2 of previously approved subdivision case SUB-S-55-18.

REQUEST: An affordable four story 120,034 square foot congregate care facility with amenity areas and associated infrastructure.

Variations have been approved by the Board of Adjustment for this project, noted below. *

1. For Block perimeter exceeding the maximum limit of 2500' (8.3.2 A) (A-70-2019)
2. Complete relief from the ground floor elevation, (3.2.4 F), Primary street facing entrance, Relief from side street build to. (3.4.7 C) (A-102-19)

* The site is in compliance with the 5th supplement of the UDO dated March 2018, with the submittal of SUB-S-55-2018.

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 July 26, 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. Approval and recordation of SUB-S-55-18 is required prior to SPR approval for this ASR plan.
2. Revise site plan sheet (LS1.1) labeling - See sheet LS1.1.
 - a.) in regards to primary and side streets (meeting pre text change conditions in accordance with BOA approvals).
 - b.) Under site data table - revise/clarify describing how side street build to (Sumner Blvd) is being met
 - c.) Under site data table, note #3 at the bottom - Clarify description as to how side street (Sumner Blvd) build To is being met.



Administrative Approval Action

Case File / Name: ASR-0075-2021
DSLCL - Sumner Pointe II Phase 4/ Lot 2

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

3. Floor plans showing first floor should demonstrate compliance to limited use requirement 6.2.2 C 2 d and e showing food prep and manager facilities (30 SF/unit) - Show common food prep area and common dining room meeting minimum square footage. LABEL on plan.

Public Utilities

4. For structures being proposed directly adjacent to existing sanitary sewer easements, the engineer of record shall demonstrate through a sealed engineering report that the City will be able to safely excavate the easement to access, inspect, repair, and/or replace the existing pipe without diminishing the structural integrity of the structure being proposed. If this protection cannot be achieved due to depth of sewer installation or size of proposed structure, the engineer can propose structural reinforcement just outside the easement to provide the protection or provide additional separation between the structure and the easement to allow the City to maintain the existing sewer.

Stormwater

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

Urban Forestry

8. 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"/> | Right of Way Deed of Easement Required |
|-------------------------------------|--|

| | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Utility Placement 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).



Administrative Approval Action

Case File / Name: ASR-0075-2021
DSLCL - Sumner Pointe II Phase 4/ Lot 2

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

2. 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).
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. 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).
5. 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).

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:

Engineering

1. 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)
2. 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.
3. 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)

Public Utilities



Administrative Approval Action

Case File / Name: ASR-0075-2021
DSLCL - Sumner Pointe II Phase 4/ Lot 2

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

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

Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation 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.
6. 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. 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, and sidewalk). Public sidewalk for access to the building requesting CO would be required.
2. Final inspection of tree conservation areas and right of way street trees by Urban Forestry Staff.

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 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: December 15, 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.



**Administrative
Approval Action**
Case File / Name: ASR-0075-2021
DSLCL - Sumner Pointe II Phase 4/ Lot 2

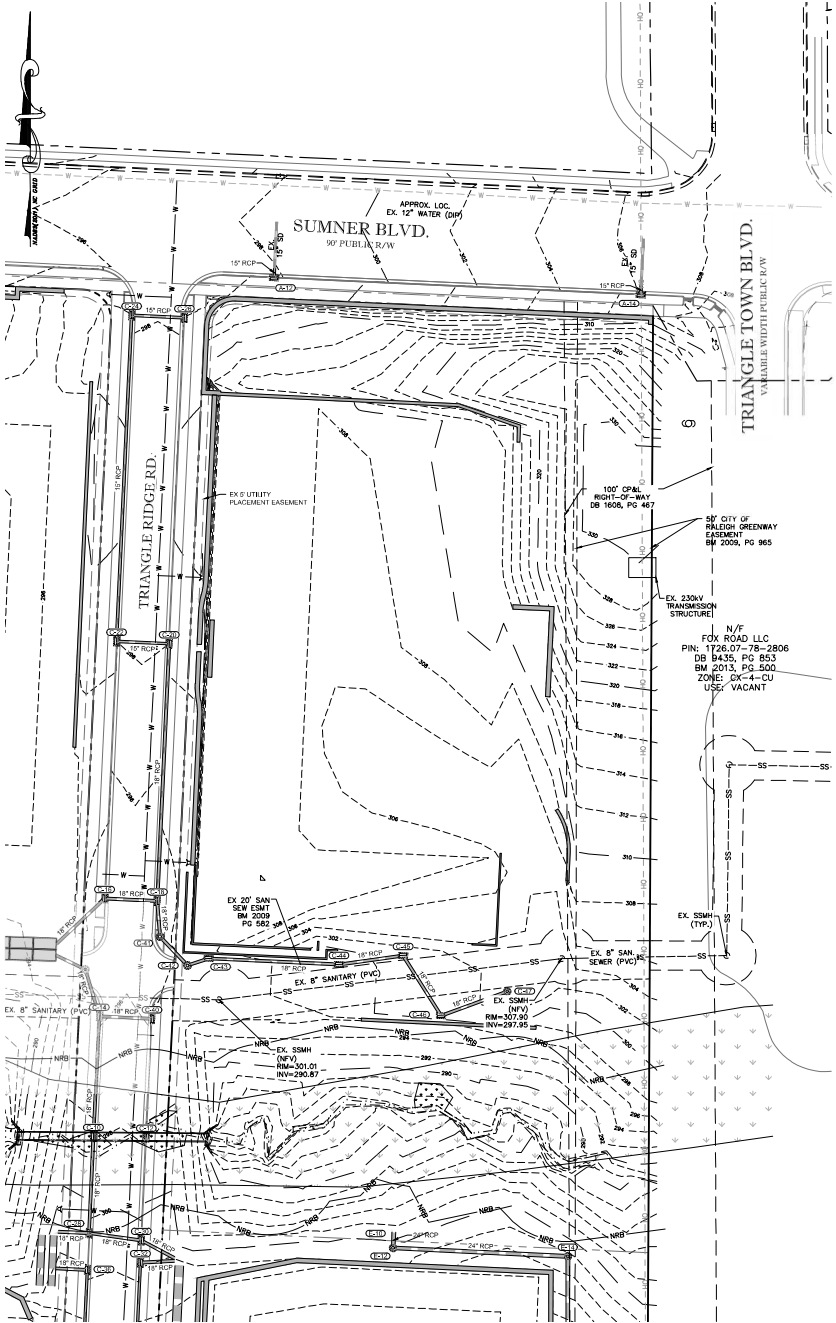
City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

I hereby certify this administrative decision.

Signed: _____ *Daniel L. Stegall* _____ Date: 08/18/2022
Development Services Dir/Designee
Staff Coordinator: Michael Walters

| ABBREVIATIONS | | | | | |
|----------------------------|-------------------|--------|---|------|------------------------------|
| APPLICABLE TO CIVIL SHEETS | | | | | |
| AC | ACRE | EX | EXISTING | PVC | POLYVINYL CHLORIDE |
| APPROX | APPROXIMATE | FDC | FIRE DEPARTMENT CONNECTION | RCP | REINFORCED CONCRETE PIPE |
| B-B | BACK-TO-BACK | FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY | ROW | RIGHT-OF-WAY |
| BM | BOOK OF MANS | FFE | FINISHED FLOOR ELEVATION | RW | RIGHT-OF-WAY |
| CB | CATCH BASIN | FR | FIRE HYDRANT | RSDM | RALEIGH STREET DESIGN MANUAL |
| CF | CAST IRON PIPE | FM | FORCE MAIN | SF | SQUARE FEET |
| CL | CENTERLINE | FP | FLOODPLAIN | SS | SANITARY SEWER |
| CO | CLEANOUT | GM | GAS METER | STD | STANDARD |
| CCDC | CONCRETE | GW | GRUY ANCHOR | SWM | STORMWATER MANAGEMENT |
| COB | CITY OF RALEIGH | HDPE | HIGH DENSITY POLYETHYLENE | TBD | TO BE DETERMINED |
| CP | COMPUTED POINT | IPS | IRON PIPE SET | TBR | TO BE REMOVED |
| DB | DEED BOOK | LF | LINEAR FEET | TBR1 | TO BE RELOCATED |
| DI | DROP INLET | LP | LIGHT POLE | TF | ELECTRIC TRANSFORMER |
| DIP | DUCTILE IRON PIPE | LOC | LOCATION | TP | TELEPHONE POST/STAL |
| DTL | DETAIL | MAGS | MAGNAIL SET | TYP | TYPICAL |
| ECM | EX CONDUIT | MH | MANHOLE | UG | UNDERGROUND |
| EP | EX IRON PIPE | NF | NOT FIELD VERIFIED | UNK | UNKNOWN |
| ER | EX IRON ROD | NCDDOT | NORTH CAROLINA DEPARTMENT OF TRANSPORTATION | WV | WATER VALVE |
| ELEC | ELECTRIC | NFV | NOT FIELD VERIFIED | WLE | WATER LINE ESMT |
| ELEV | ELEVATION | PG | PAGE | WM | WATER METER |
| EQP | EDGE OF PAVEMENT | PP | POWER POLE | YI | YARD INLET |
| ESMT | EASEMENT | PROP | PROPOSED | | |

- GENERAL NOTES:**
- CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CORRECTIONS.
 - UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
 - ADA AREAS TO BE 2% MAX SLOPE IN ALL DIRECTIONS.
 - WHERE SPOT GRADES ARE DIFFERENT THAN THE PROPOSED FINISH FLOOR ELEVATION, BUILDING FOUNDATION TO BE EXPOSED OR BURIED.
- SURVEYOR'S NOTES:**
- ALL DIMENSIONS ARE IN FEET.
 - AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
 - BASE OF BEARINGS IS NORTH CAROLINA GRID NORTH, NAD83(2011). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SCULITING REFERENCING THE CONTIGUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NCRD, RALEIGH, NC.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
 - ALL REFERENCES ARE MADE TO THE WAKE COUNTY REGISTRY.
 - HORIZONTAL DATUM IS NAD 83(2011) AND VERTICAL DATUM IS NAVD 83.



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

**SUMNER POINTE II
PHASE 4/LOT 2**
3900 SUMNER BLVD.
RALEIGH, NC 27616

**CAROLINA PROJECT
EQUITIES, LLC**

Call before you dig.

LEGEND

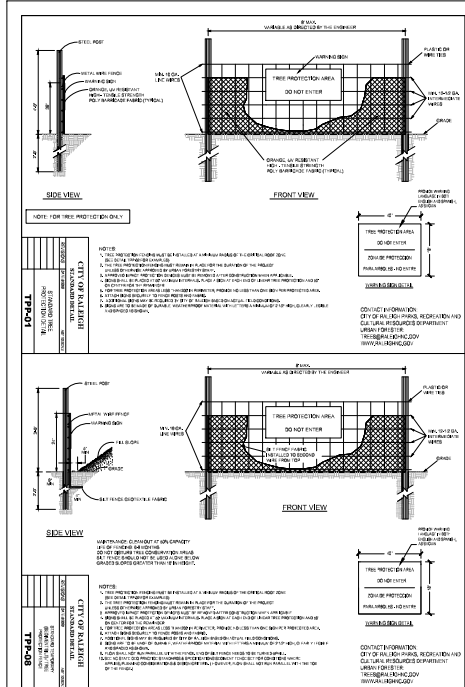
| | |
|--|-----|
| EX ROW LINE | --- |
| EX LOT LINE | --- |
| NEUSE RIVER BUFFER | NRB |
| EX MAJOR CONTOUR | --- |
| EX MINOR CONTOUR | --- |
| EX WATER | --- |
| EX WATER (SUBCAVEON) | --- |
| EX SANITARY | SS |
| EX SANITARY (SUBCAVEON) | SS |
| EX OVERHEAD LINE | --- |
| EX STORM (SUBCAVEON) | --- |
| EX UTILITIES (FIELD VERIFIED 08/06/07) | --- |
| FLOOD HAZARD SOLE | --- |
| PRIMARY TREE CONSERVATION AREA | --- |
| SECONDARY TREE CONSERVATION AREA | --- |
| GREENWAY - TREE CONSERVATION AREA | --- |

EXISTING CONDITIONS PLAN

| Revision | Number | Description | Date |
|----------|-------------------|-------------|----------|
| 1 | PER CITY COMMENTS | | 05/04/22 |
| 2 | PER CITY COMMENTS | | 06/27/22 |
| 3 | PER CITY COMMENTS | | 07/22/22 |

PROJECT: 22-05
DRAWING SCALE: 1" = 40'
DRAWN BY: TT
CHECKED BY: JAC
DATE ISSUED: 08/17/2021

C-1



TREE CONSERVATION AREA - GREENWAY CALCULATIONS:

- GROSS GREENWAY EASEMENT AREA: 1.56 AC + 0.62 AC = 2.18 AC
- 5' UTILITY PLACEMENT EASEMENT - 0.05 AC
- SEWER EASEMENT - 0.12 AC
- STORM EASEMENT - 0.15 AC
- AREA FOR GRADING FOR ROADMUL/TIPLATE ARCH - 0.15 AC
- AREA FOR GRADING/STORMWATER STRUCTURE - 0.09 AC
- SIGHT DISTANCE EASEMENT - 0.00 AC (33 SF)
- 494' LF OF TOB X 25" (TRAIL) - 0.26 AC
- TREE CONSERVATION AREA - GREENWAY OVERLAPPED AREA IS USED ONE TIME IN THE CALCULATION, NO DOUBLE COUNTED.

GREENWAY EASEMENT NOTE:

- NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEANING, GRADING, STRUCTURES, AND RETAINING WALLS) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

REFER TO TREE COVER REPORT BY MICHAEL J. PERRY, NORTH CAROLINA REGISTERED FORESTER.

REFER TO SHEET 2.1 FOR RECORDED TREE CONSERVATION AREAS. EXISTING TREE CONSERVATION AREAS TO BE REMOVED AND REVISED AS SHOWN ON THIS PLAN.

EXISTING SITE DATA:

FILE ADDRESS: 3900 S SUMNER BLVD
 FW NUMBER: 17000007
 DEED BOOK: 0561705, PG 2207
 ZONING: C1X-LU-C, AM-BK-MPK

Tree Conservation Plan Data Sheet
 UD01 Area's 3 Tree Conservation (include applicable information on the plan sheet)

Project Name: Town Center Subdivision & Public at Town Center

| | Gross Site Area: | Number of Acres | Percent of Tract |
|---|------------------|-----------------|------------------|
| | 29.07 ac | | |
| Right of way to be dedicated by Town Center Subdivision (UB-S-55-18): | 1.56 ac | | |
| Net Site Area: | 27.51 ac | | |

UD01 1.4.A. Primary Tree Conservation Areas

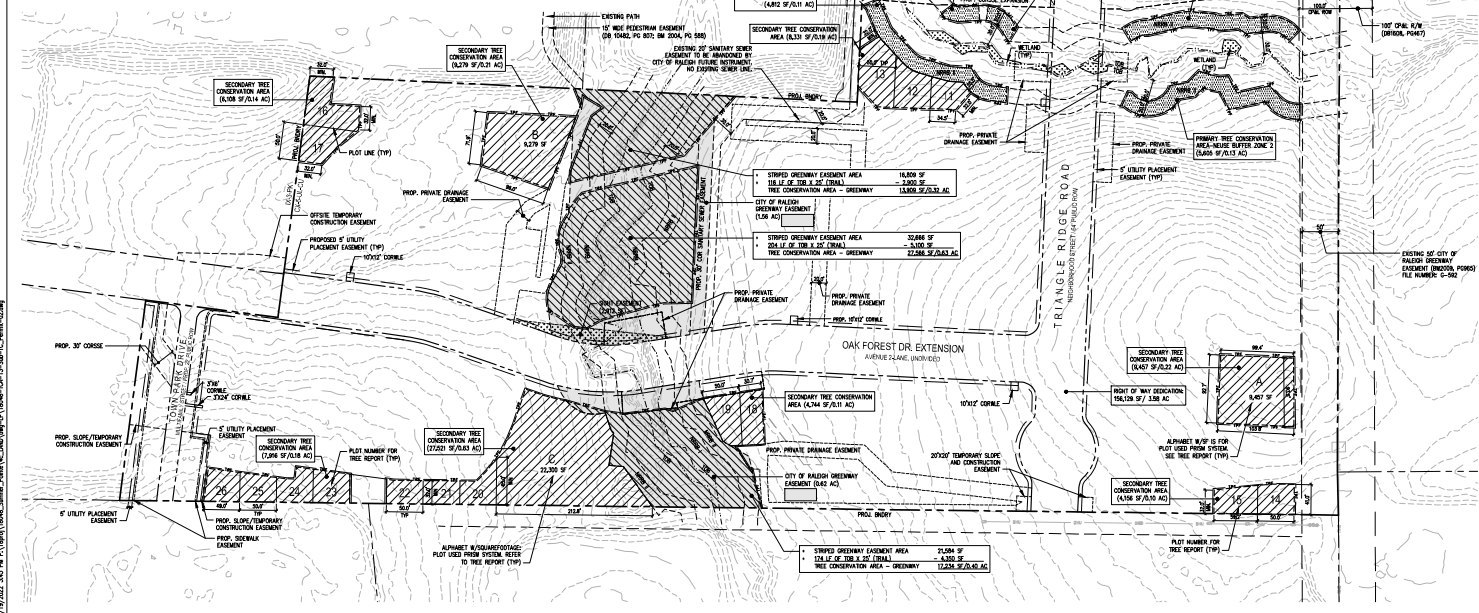
| Item | Area | Number of Acres | Percent of Tract |
|---|---------|-----------------|------------------|
| 1. Primary Tree Conservation Area - SH002 | 0.00 ac | 0.00 ac | 0.00 % |
| 2. Primary Tree Conservation Area - SH002 | 0.00 ac | 0.00 ac | 0.00 % |
| 3. Primary Tree Conservation Area - Parkway Frontage | 0.00 ac | 0.00 ac | 0.00 % |
| 4. Primary Tree Conservation Area - CM | 0.00 ac | 0.00 ac | 0.00 % |
| 5. Primary Tree Conservation Area - SH002 | 0.00 ac | 0.00 ac | 0.00 % |
| 6. Primary Tree Conservation Area - Champion tree X' - dbh spaces | 0.00 ac | 0.00 ac | 0.00 % |
| 7. Primary Tree Conservation Area - Neuse Buffer Zone 2 | 0.00 ac | 0.00 ac | 0.00 % |
| 8. Primary Tree Conservation Area - 47th Street | 0.00 ac | 0.00 ac | 0.00 % |
| 9. Primary Tree Conservation Area - Thoroughfare | 0.00 ac | 0.00 ac | 0.00 % |
| Subtotal of Primary Tree Conservation Areas: | 0.00 ac | 0.00 ac | 0.00 % |

UD01 1.4.B.1. Secondary Tree Conservation Areas

| Item | Area | Number of Acres | Percent of Tract |
|--|---------|-----------------|------------------|
| 1. Secondary Tree Conservation Area - Greenway | 1.56 ac | 1.56 ac | 5.66 % |
| UD01 1.4.B.1.a. b. Secondary Tree Conservation Areas (include perimeter buffers and their alternate compliance area) | 1.78 ac | 6.96 % | |
| UD01 1.4.B.1.c. 4. Individual Tree Secondary Tree Conservation Areas (include individual trees and their alternate compliance areas) | 0.00 ac | 0.00 % | |
| Subtotal of Secondary Tree Conservation Areas: | 1.78 ac | 6.96 % | |
| TOTAL ALL TREE CONSERVATION AREA PROVIDED: | 1.78 ac | 6.96 % | |

UD01 1.5. S. Watershed Protection Overlay Districts

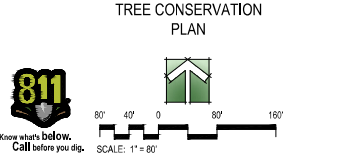
| Item | Area | Number of Acres | Percent of Tract |
|--|---------|-----------------|------------------|
| UD01 1.5.1. Watershed Protection Overlay Districts | 0.00 ac | 0.00 ac | 0.00 % |
| UD01 1.5.2. Watershed Protection Overlay Districts | 0.00 ac | 0.00 ac | 0.00 % |
| UD01 1.5.3. Watershed Protection Overlay Districts | 0.00 ac | 0.00 ac | 0.00 % |
| UD01 1.5.4. Watershed Protection Overlay Districts | 0.00 ac | 0.00 ac | 0.00 % |
| UD01 1.5.5. Watershed Protection Overlay Districts | 0.00 ac | 0.00 ac | 0.00 % |
| UD01 1.5.6. Watershed Protection Overlay Districts | 0.00 ac | 0.00 ac | 0.00 % |
| UD01 1.5.7. Watershed Protection Overlay Districts | 0.00 ac | 0.00 ac | 0.00 % |
| UD01 1.5.8. Watershed Protection Overlay Districts | 0.00 ac | 0.00 ac | 0.00 % |
| UD01 1.5.9. Watershed Protection Overlay Districts | 0.00 ac | 0.00 ac | 0.00 % |



TREE CONSERVATION AREA/GREENWAY LEGEND:

- PRIMARY TREE CONSERVATION AREA - NEUSE BUFFER ZONE 2
- PRIMARY TREE CONSERVATION AREA - THOROUGHFARE
- TREE CONSERVATION AREA - GREENWAY
- SECONDARY TREE CONSERVATION AREA
- CITY OF RALEIGH GREENWAY EASEMENT

REFERENCE: Z-027F-14; BM2009, PG965; GREENWAY: G-592; BOA: A-70-19; SPR-0206-2021; ANNEX-0004-2022; BK18722, PG626 SUB-S-55-2018; ASR-0050-2021; ASR-0065-2021; ASR-0073-2021; ASR-0075-2021



REFERENCE ONLY

THIS SITE PERMIT REVIEW IS SOLELY FOR THE RECORDATION OF TREE CONSERVATION AREA ON 28.07 ACRE PARENT TRACT OF 3900 SUMNER BOULEVARD, AND THAT A SUBDIVISION AND NUMEROUS ADMINISTRATIVE SITE REVIEWS ARE UNDER REVIEW.

©2021 JDAVIS ARCHITECTURE. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF JDAVIS ARCHITECTURE. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, OR DISTRIBUTED WITHOUT THE WRITTEN PERMISSION OF JDAVIS ARCHITECTURE.

Tree Conservation Permit

| PROJECT: | DATE |
|----------|------------|
| AE-4548 | 10.11.2018 |

| ISSUE: | DATE |
|---------------------------|------------|
| Initial Subdivision | 09.03.2021 |
| Subdivision Permit Review | 02.24.2022 |
| Plan Approval Permit-Sub | 02.28.2022 |
| Tree Conservation Plan | 02.28.2022 |

| REVISIONS: | DATE |
|--------------------|------------|
| 1st Review Comment | 04.19.2022 |

| DRAWN BY: | DATE |
|-----------|------|
| 59, CHK | |

| CHECKED BY: | DATE |
|-------------|------|
| KT | |

| CONTENT: | DATE |
|------------------------|------|
| TREE CONSERVATION PLAN | |
| REFERENCE ONLY | |

| Zoning Summary | |
|---------------------------------|---------------------------------|
| Project Number: | Phase 4 Lot 2 |
| Date: | 08/17/2021 (Updated 07/20/2022) |
| Sheet: | CASLE 001 |
| 1. District: | CASLE 001 |
| 2. Section: | CASLE 001 |
| A. Size Dimensions | |
| 1. Overall Lot: | 50A |
| 2. Front Lot: | 50A |
| 3. Side Lot: | 10A |
| 4. Back Lot: | 10A |
| B. Building Dimensions | |
| 1. Total Building Footprint: | 10,773 |
| 2. Total Floor Area: | 10,773 |
| 3. Total Volume: | 10,773 |
| 4. Total Height: | 10,773 |
| 5. Total Area: | 10,773 |
| C. Building Height | |
| 1. Overall Building Height: | 10,773 |
| 2. Maximum Building Height: | 10,773 |
| 3. Minimum Building Height: | 10,773 |
| D. Building Materials | |
| 1. Primary Building Material: | 2,077'14" (See Item 4, 3 Story) |
| 2. Secondary Building Material: | 2,077'14" (See Item 4, 3 Story) |
| E. Building Features | |
| 1. Building Features: | 2,077'14" (See Item 4, 3 Story) |
| F. Building Details | |
| 1. Building Details: | 2,077'14" (See Item 4, 3 Story) |
| G. Building Notes | |
| 1. Building Notes: | 2,077'14" (See Item 4, 3 Story) |
| H. Building Access | |
| 1. Building Access: | 2,077'14" (See Item 4, 3 Story) |
| I. Building Egress | |
| 1. Building Egress: | 2,077'14" (See Item 4, 3 Story) |
| J. Building Safety | |
| 1. Building Safety: | 2,077'14" (See Item 4, 3 Story) |
| K. Building Security | |
| 1. Building Security: | 2,077'14" (See Item 4, 3 Story) |
| L. Building Other | |
| 1. Building Other: | 2,077'14" (See Item 4, 3 Story) |

REFERENCE:
Z-0077-14, BM2008, PG655, SUB-S-55-18, SPR-2008-2021,
GREENWAY-C692, ANNEX-0004-2022
BOA-ACT-18-A-100-16, REC-N018-2021,
SPR-0070-2022

ASR-0075-2021

SITE PLAN

SCALE: 1" = 40'

- ### GENERAL NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NC DOT STANDARDS.
 2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF DISRUPTION TO TRAFFIC.
 3. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
 4. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES, INCLUDING THE ELECTRICITY, WATER AND GAS, AND SHALL BE RESPONSIBLE FOR THE RELOCATION AND PROTECTION OF ALL UTILITIES.
 5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE RELOCATION AND PROTECTION OF ALL UTILITIES.
 6. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE DEVELOPMENT SERVICES ENGINEER AND THE UTILITIES DEPARTMENT PRIOR TO RESUMING WORK OR RECORDING OF ANY NEW UTILITIES.
 7. IF CONTRACTORS HAVE PROPOSED AND PRIVATE UTILITIES SHOWN ON THIS PLAN AND KNOWLEDGE OF THE SITE HAS BEEN OBTAINED FROM THE PUBLIC RECORDS AND THE UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDINGS OF ANY NEW UTILITIES, CONTRACTORS SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES.
 8. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY THE CITY OF RALEIGH OR BY THE UTILITY DEPARTMENT PRIOR TO CONSTRUCTION.
 9. ALL SURFACE EROSION SHALL BE PROTECTED TO MAINTAIN THE STABILITY OF THE SOIL AND TO PREVENT THE EROSION OF SOIL FROM THE PROJECT SITE.
 10. WITHIN THE RIGHT-OF-WAY, ALL CONSTRUCTION SHALL BE LIMITED TO THE EXISTING ROADWAY AND SHALL BE LIMITED TO THE EXISTING ROADWAY AND SHALL BE LIMITED TO THE EXISTING ROADWAY.
 11. UNLESS NOTED, ALL DIMENSIONS SHALL BE TO THE FACE OF THE CURB OR TO THE FACE OF THE SIDEWALK OR TO THE FACE OF THE ROADWAY.
 12. TRASH AND CONSTRUCTION DEBRIS SHALL BE REMOVED IMMEDIATELY FROM THE PROJECT SITE.
 13. ALL CONSTRUCTION SHALL BE LIMITED TO THE EXISTING ROADWAY AND SHALL BE LIMITED TO THE EXISTING ROADWAY.
 14. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE RELOCATION AND PROTECTION OF ALL UTILITIES.
 15. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE RELOCATION AND PROTECTION OF ALL UTILITIES.
 16. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE RELOCATION AND PROTECTION OF ALL UTILITIES.
 17. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE RELOCATION AND PROTECTION OF ALL UTILITIES.

LOT 2 PRIMARY STREET DETERMINATION (JUDO MARCH 2008 SEC. 154.C)

| STREET | HIGHEST STREET CLASSIFICATION | X |
|--|-------------------------------|-----|
| 1. THE STREET WITH THE HIGHEST STREET CLASSIFICATION: | X | |
| 2. THE ESTABLISHED ORIENTATION OF THE BLOCK: | X | |
| 3. THE STREET ABUTTING THE LONGEST FACE OF THE BLOCK: | X | |
| 4. THE STREET PARALLEL TO AN ALLEY WITHIN THE BLOCK AND: | N/A | N/A |
| 5. THE STREET THAT THE LOT TAKES ITS ADDRESS FROM: | X | |

BASE ON THE ABOVE, THE PRIMARY STREET IS OAK FOREST AND THE STREET IS TOWN PARK FOR LOT 6. SIDE STREET - PRIMARY STREET

BUILDING ELEVATIONS

| BUILDINGS | PRIMARY STREET FRONT | LOW | HIGH | AVG. |
|--------------|----------------------|--------|--------|--------|
| 1. BUILDINGS | Triangle Ridge Road | 336.00 | 338.00 | 337.00 |
| 2. BUILDINGS | Triangle Ridge Road | 336.00 | 338.00 | 337.00 |

Per section 154.C.2.1 (C-20) of the MDO, building height is measured from the average improved grade to the top of the highest point of a pitched or flat roof including the parapet. Average grade is considered to be the average spot 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.

- ### AFFORDABLE HOUSING NOTES
1. INCORPORATE AFFORDABLE HOUSING INTO THE DEVELOPMENT TO MEET THE AFFORDABLE HOUSING TAX CREDIT PROGRAM. THE AFFORDABLE HOUSING TAX CREDIT PROGRAM IS MONITORED BY THE HOUSING FINANCE AGENCY AND THE HOUSING FINANCE AGENCY APPROVES.
 2. ALL AFFORDABLE UNITS TO BE COMPLIANT WITH THE AFFORDABLE HOUSING PERIODIC INSPECTION TERMS.
- ### RETAINING WALLS
1. ALL RETAINING WALLS GREATER THAN 4' IN HEIGHT TO BE CONSTRUCTED WITH PROPER RETAINMENT.
- ### HO RAMP
1. ALL HO RAMP INSTALLATIONS ARE TO BE APPROVED BY THE CITY OF RALEIGH BEFORE INSTALLATION.
 2. POWERED HO RAMP CONTACT WITH FIELD LOCATIONS RAMP SHALL BE RELOCATED BY AN APPROPRIATE UTILITY COMPANY.

SEE LS1.1 FOR DETAILS

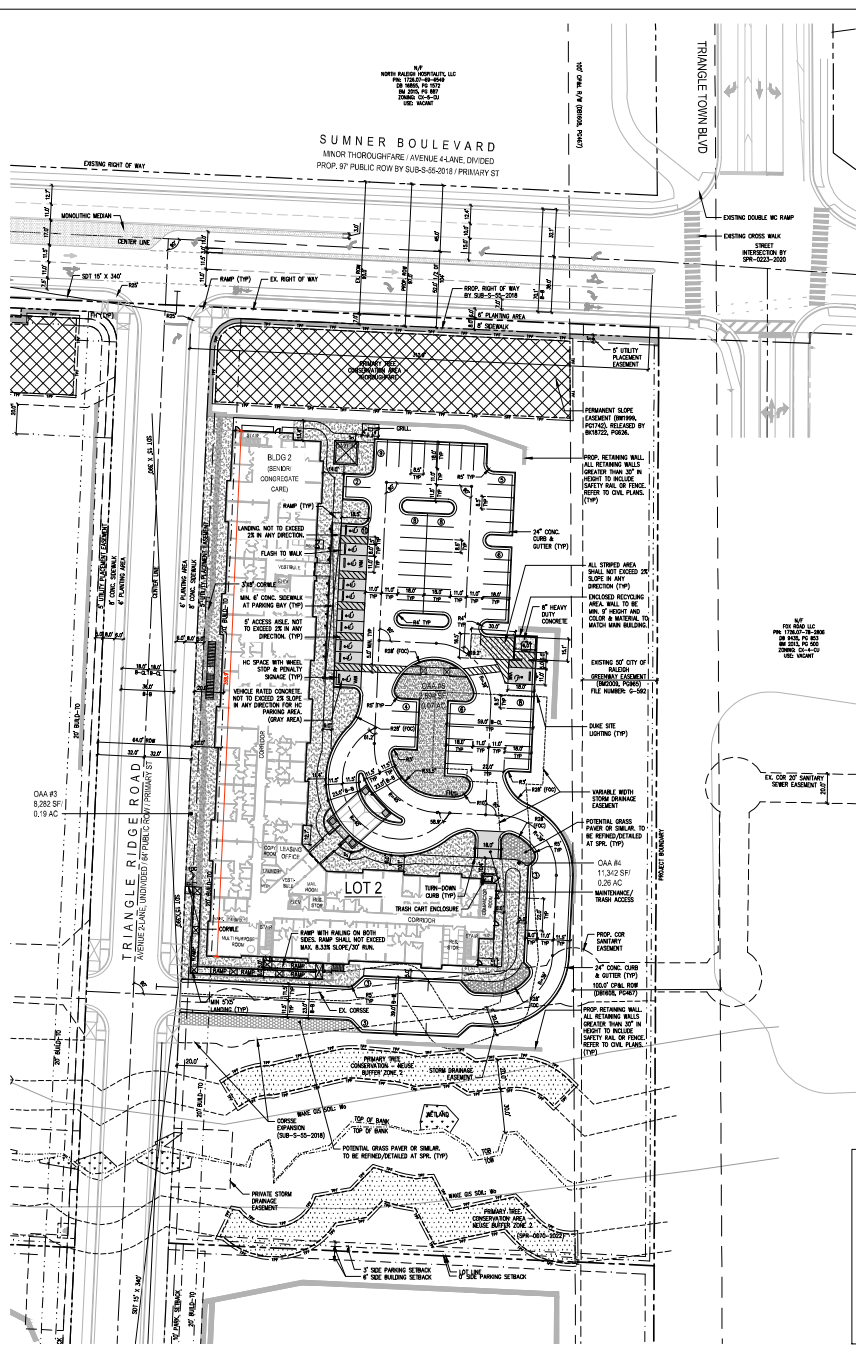
- ### ACCESSIBILITY NOTES
1. ALL INTERSECTIONS OF ACCESSIBLE ROUTE SHALL HAVE MINIMUM EXISTING LANDINGS.
 2. MINIMUM LANDINGS AT ACCESSIBLE STOPS SHALL BE 4' X 4'.
 3. ALL LANDINGS SHALL NOT EXCEED 2' IN HEIGHT.
 4. HANDICAPPED PARKING SPACES AND ACCESSIBLE STOPS SHALL BE NO GREATER THAN 2' IN HEIGHT.
 5. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 6. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 7. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 8. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 9. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 10. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 11. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 12. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 13. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 14. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 15. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 16. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 17. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 18. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 19. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 20. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 21. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 22. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 23. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 24. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 25. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 26. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 27. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 28. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 29. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 30. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 31. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 32. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 33. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 34. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 35. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 36. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 37. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 38. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 39. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 40. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 41. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 42. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 43. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 44. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 45. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 46. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 47. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 48. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 49. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 50. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 51. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 52. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 53. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 54. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 55. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 56. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 57. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 58. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 59. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 60. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 61. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 62. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 63. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 64. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 65. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 66. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 67. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 68. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 69. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 70. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 71. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 72. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 73. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 74. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 75. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 76. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 77. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 78. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 79. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 80. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 81. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 82. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 83. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 84. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 85. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 86. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 87. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 88. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 89. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 90. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 91. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 92. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 93. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 94. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 95. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 96. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 97. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 98. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 99. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.
 100. ALL ACCESSIBLE STOPS SHALL NOT EXCEED 2' IN HEIGHT.

TREE CONSERVATION AREA LEGEND

| | |
|----------|---|
| [Symbol] | PRIMARY TREE CONSERVATION AREA - NUISANCE BUFFER ZONE 2 |
| [Symbol] | TREE CONSERVATION AREA - THOROUGHFARE |

LEGEND

| | |
|----------|--|
| [Symbol] | PROF. THE HYDRAUTIC LANDING FOR RAMP |
| [Symbol] | PROF. HOUSING IN AND STOP AND PENALTY BUFFER |
| [Symbol] | PROF. PROJECT BOUNDARY |
| [Symbol] | PROF. ADJACENT PROPERTY LINE |
| [Symbol] | EXIST. RIGHT OF WAY LINE |
| [Symbol] | EQUIPMENT |
| [Symbol] | TOP OF RAMP |
| [Symbol] | RAMP/BANK |
| [Symbol] | PROF. TREE CONSERVATION AREA |
| [Symbol] | BUILDING LINE |
| [Symbol] | PROF. TREE PROTECTION FENCE |
| [Symbol] | PROF. OUTDOOR AVENUE AREA |
| [Symbol] | OUTDOOR OPEN SPACE/PLAN AREA |



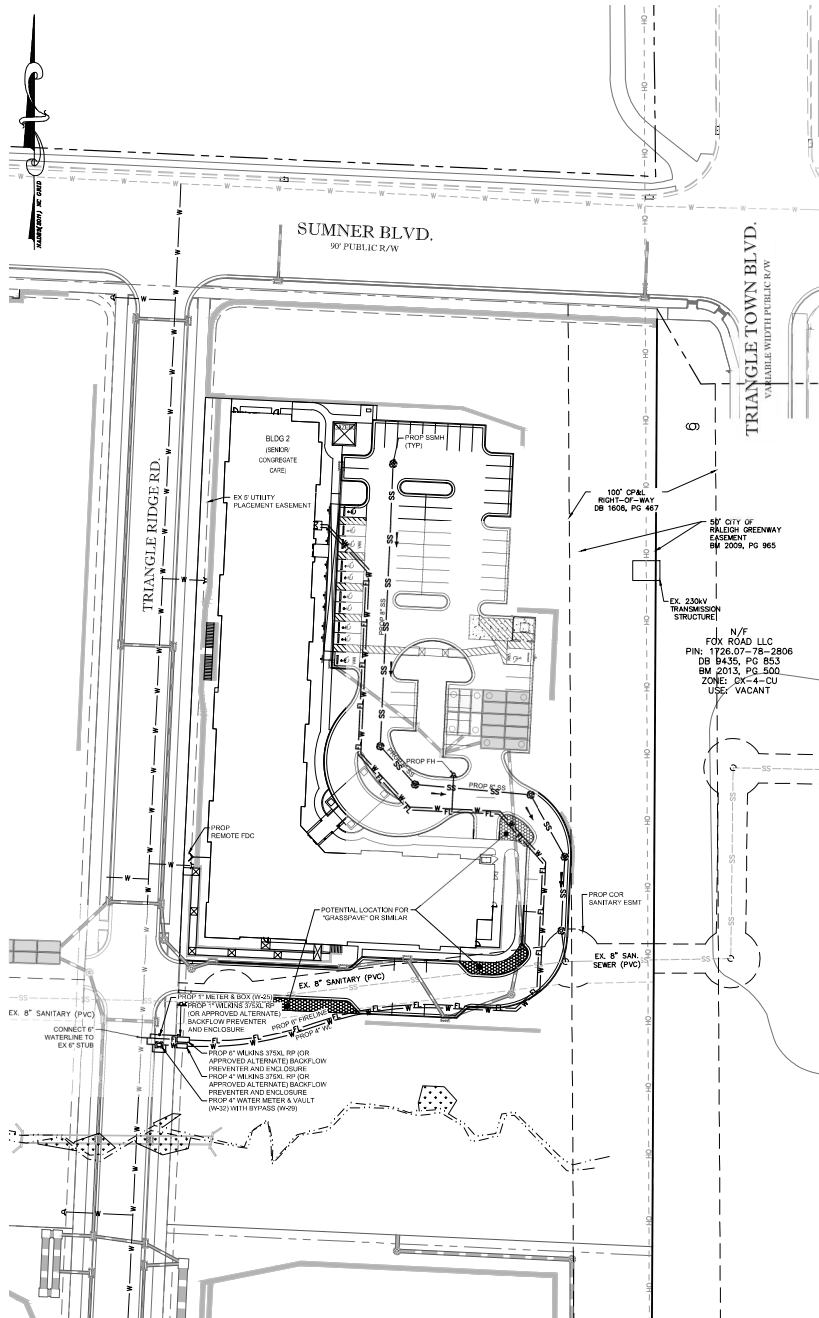
7/20/2022 10:07 AM P:\1\Projects\10016_Summer Pointe II - Phase 4 - Lot 2 - 3900 Summer Blvd - 2021 - Final - L1 - 04/28/2021.dwg

STANDARD UTILITY NOTES (as applicable):

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORP/UD Handbook, current edition)
- Utility separation requirements:
 - A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an unimproved reservoir, used as a source of drinking water. If adequate lateral separation cannot be achieved, sanitary sewer sewer pipe shall be specified as installed to asbestos specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
 - 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 allowed in the water main is separate from with the elevation of the water main shall be 18" above the top of the sewer. If a sanitary sewer crosses over a watermain, CIP materials are required, from outside diameter to outside diameter.
 - Private & public to drain storm separately, or by a sanitary sewer, unless steel & stainless steel, CIP materials or steel reinforcement extended 10' on each side of crossing must be specified & installed to wateline specifications.
 - 2.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities. Unless CIP material is specified for sanitary sewer.
 - Minimum 15' min. vertical separation of all sewerline & RCP storm drain crossings, minimum 10' min. vertical separation of all sanitary sewer & RCP storm drain crossings. Where adequate separation cannot be achieved, specify CIP materials & a concrete cross housing 8' min. clearance per CORP/UD detail (K1 & S41).
- All other underground utilities shall cross water & sewer facilities with 10' min. vertical separation required. Any necessary field relations are subject to review & approval of an approved plan for work by the City of Raleigh Public Utilities Department prior to construction.
- Divide-up shall provide 15 days advance notice to owner for any work required within an existing City of Raleigh Utility Basement Involving private property.
- Contractor shall maintain continuous water & sewer 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.
- 2.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.
- For the contractor's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site or lots otherwise created by the City of Raleigh Public Utilities Department. This includes abandoning, top at main & removal of service from ROW in easement per CORP/UD Handbook procedure.
- Install 1/2" copper water services with meters located at ROW or within a 2'x2' Wateline Easement immediately adjacent. NOTE: It is the contractor's responsibility to properly install the water service for each connection to provide adequate flow & pressure.
- Install 4" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
- 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.
- All environmental permits applicable to the project must be obtained from NCEM/USEPA prior to construction. The contractor shall meet American Society of Sanitary Engineering (ASSE) standards or for on the University of Southern California is approved. The contractor 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 Harby at (919) 996-0252 or joanne.harby@raleighnc.gov for more information.

GENERAL NOTES:

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

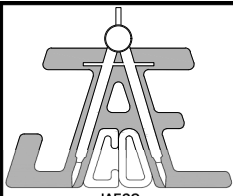
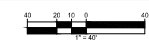


ATTENTION CONTRACTORS:

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as shown in these plans, is responsible for obtaining the PUBLIC WORKS DEPARTMENT'S (919) 996-0252 and the PUBLIC UTILITIES DEPARTMENT'S (919) 996-0252 approval prior to beginning any of the construction.

PUBLIC UTILITIES DEPARTMENT'S approval in advance of beginning construction, will result in the issuance of necessary permits, and require coordination of any water or sewer facilities not required as a result of this notification before.

ALL UTILITIES TO BE PROTECTED. INSTALL GUARDRAILS (If not permitted) PERMS ON THE JOB, OR ANY OTHER VISIBLE TO CITY OF RALEIGH CONTRACTORS, WITHIN THE EASEMENT AND/OR PUBLIC UTILITY LINES 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
 Email: info@jaeco.com

www.jaeco.com

PRELIMINARY

SUMNER POINTE II
 PHASE 4/LOT 2
 3900 SUMNER BLVD.
 RALEIGH, NC 27616

CAROLINA PROJECT
 EQUITIES, LLC

Call before you dig.

LEGEND

| | |
|------------------------------|-----|
| EX WATER (SUBDUCTION) | --- |
| PROF WATER | --- |
| PROF FIRE LINE | --- |
| EX SANITARY (SUBDUCTION) | --- |
| PROF SANITARY | --- |
| PROF SANITARY FLOW DIRECTION | --- |

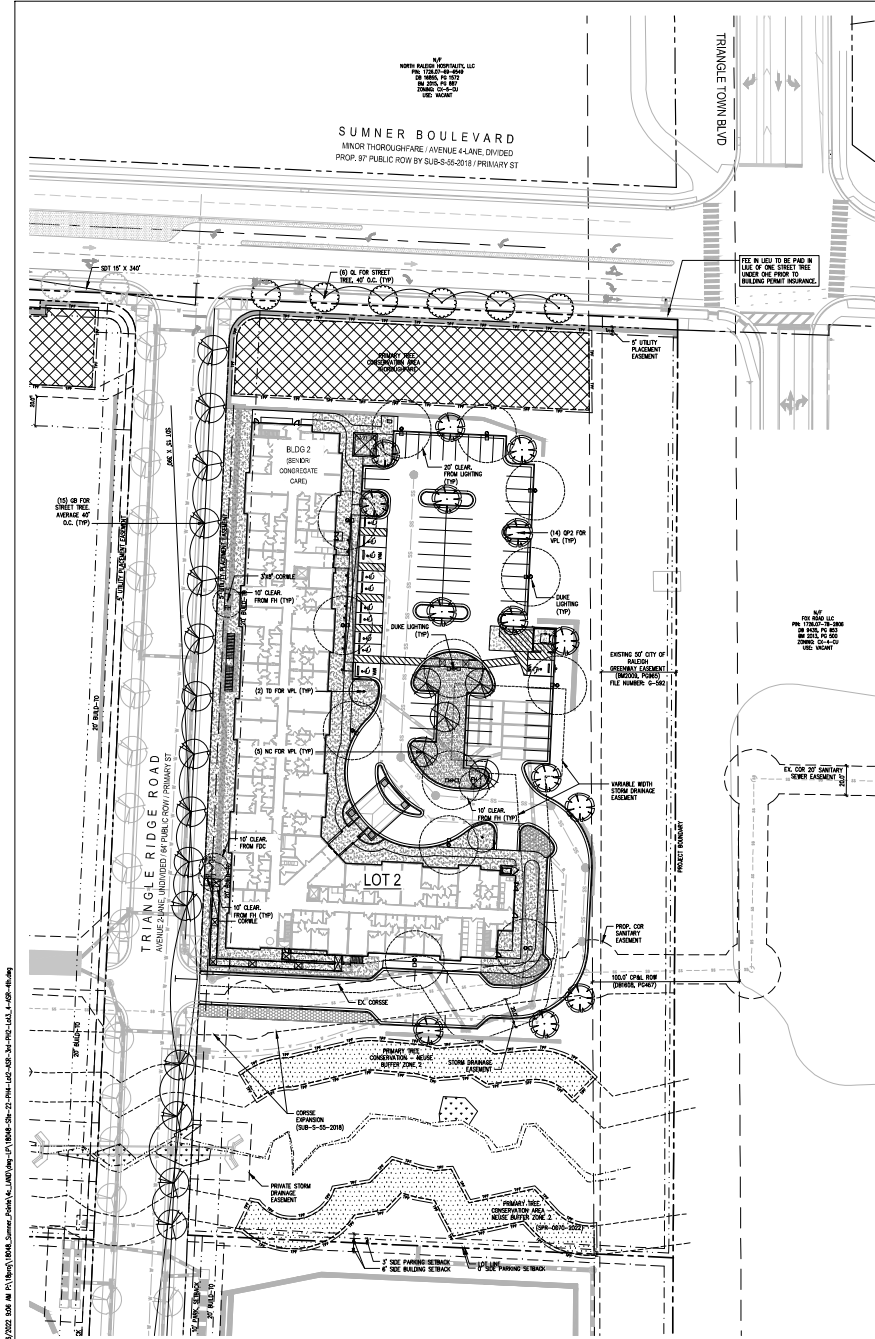
UTILITY PLAN

| Number | Description | Date |
|--------|-------------------|----------|
| 1 | PER CITY COMMENTS | 05/04/22 |
| 2 | PER CITY COMMENTS | 06/27/22 |
| 3 | PER CITY COMMENTS | 07/22/22 |

PROJECT: 22-05
 DRAWING SCALE: 1" = 40'
 DRAWN BY: TT
 CHECKED BY: JAC
 DATE ISSUED: 08/11/2021

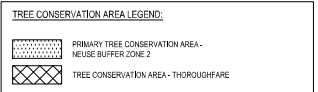
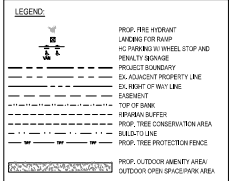
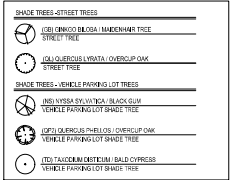
C-2

7/20/2022 10:59 AM P:\Projects\2022\ASR-0075-2021\ASR-0075-2021-Phase 4-Lot 2-ASR-0075-2021.dwg



| QTY | SYM | BOTANICAL NAME | COMMON NAME | CALIPER | HEIGHT | REMARKS |
|-------------------------------------|-----|-------------------|-----------------|---------|---------|---------------------|
| PLANT LIST - THIS SHEET ONLY | | | | | | |
| SHADE TREES | | | | | | |
| 15 | OS | Ornigo bibba | Maidenhair Tree | 3" MIN | 10' MIN | Street Tree |
| 5 | NS | Nyssa sylvatica | Black Gum | 3" MIN | 10' MIN | Vehicle Parking Lot |
| 8 | OL | Quercus lyrata | Overcup Oak | 3" MIN | 10' MIN | Street Tree |
| 14 | QPS | Quercus prinus | Willow Oak | 3" MIN | 10' MIN | Vehicle Parking Lot |
| 2 | TD | Taxodium disticum | Bald Cypress | 3" MIN | 10' MIN | Vehicle Parking Lot |

| City of Raleigh Landscape Requirements for The Points at Town Center II (Phase 4/Lot 2) | | | |
|---|---------------------|-----------------------|--------|
| Date: 08.17.2020 (Rev. 11.14.2021) | | | |
| Summer Boulevard - Street Trees | | | |
| Street Typology | Neighborhood Street | Avenue 4-Lane, Center | |
| Length of Right of Way | 300' | 40' | 300' |
| Shade Trees Required (3" cal. @ 40' o.c. average) | 300' | 40' | 300' |
| Shade Trees Planted (3" cal. @ 40' o.c. average) | 48 | 48 | 48 |
| Fee in lieu to be paid for (1) trees due to overhead electric transmission line | | | |
| 1 | | | |
| Triangle Ridge Road - Street Trees | | | |
| Street Typology | Neighborhood Street | | |
| Length of Right of Way | 420' | | 420' |
| Max. Street Width | 40' | | 40' |
| Shade Trees Required (3" cal. @ 40' o.c. average) | 600' | 40' | 600' |
| Shade Trees Planted (3" cal. @ 40' o.c. average) | 95 | | 95 |
| Vehicle Parking Lot | | | |
| Vehicle Surface Area | 42,415 | 2,000 | 42,415 |
| Shade Trees Required (3" cal. @ 10' per 2,000 sq ft) | 21 | | 21 |
| Shade Trees Planted (3" cal. @ 10' sq) | 21 | | 21 |



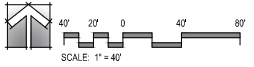
ALL HVAC EQUIPMENTS OF THIS PROJECT TO BE LOCATED ON THE ROOF OF BUILDINGS AND SCREENED WITH PARAPETS.

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

REFERENCE:
Z-0277-14, BM2009, PG665, SUB-S-55-18, SPR-2006-2021,
GREENWAY, C-592, ANNEX-0004-2022,
BOOK 4-70-18 & 19-15, RES-200118-2021,
SPR-0070-2022

ASR-0075-2021

CODE COMPLIANCE
LANDSCAPE PLAN



© 2022 DAVIS JORDAN ARCHITECTS, P.C. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF DAVIS JORDAN ARCHITECTS, P.C. ANY REPRODUCTION OR DISTRIBUTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF DAVIS JORDAN ARCHITECTS, P.C. IS STRICTLY PROHIBITED.

ADMINISTRATIVE SITE REVIEW

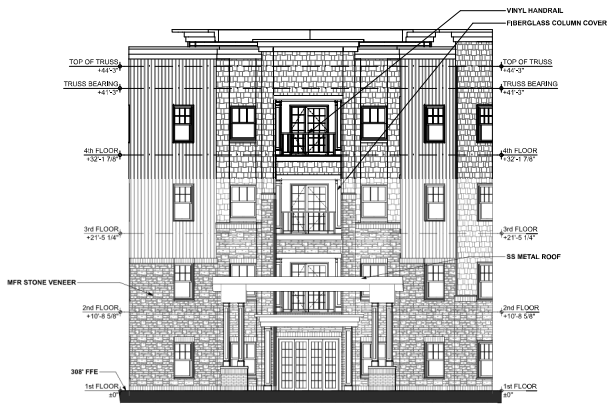
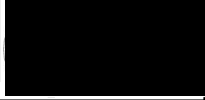
| PROJECT: | AE-484818057 | DATE: | |
|-------------|----------------------------|-------|------------|
| ISSUE: | Administrative Site Review | | 08.17.2021 |
| REVISIONS: | 1st Review Comments | | 04.28.2022 |
| | 2nd Review Comments | | 07.23.2022 |
| DRAWN BY: | 59 | | |
| CHECKED BY: | | | |
| CONTENT: | CODE COMPLIANCE | | |
| | LANDSCAPE PLAN | | |

LP1.1

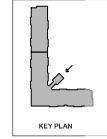
JDAVIS
Carolina Project Equities, LLC
Summer Pointe II - Phase 4/Lot 2
3900 Summer Boulevard
Raleigh, North Carolina 27616
ASR-0075-2021
REFERENCE: SUB-S-55-2018

| BUILDING ELEVATIONS | | | | |
|---------------------|----------------------|----------------|--------|--------|
| BUILDING | PRIMARY STREET FRONT | IMPROVED GRADE | | |
| | | LOW | HIGH | AVG |
| BUILDING 2 | Triangle Ridge Road | 308.00 | 306.00 | 307.00 |
| GAZEBO | Triangle Ridge Road | 308.00 | 308.00 | 308.00 |

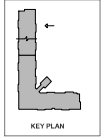
Per section 1.5.7.A.2 (TC-4-20) of the UDO, building height is measured from the average improved grade to the top of the highest point of a pitched or flat roof excluding the parapet. Average grade is considered to be the average post-development grade along the building elevation most parallel and 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.



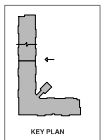
E1 MAIN ENTRY ELEVATION
SCALE: 1/8" = 1'-0"

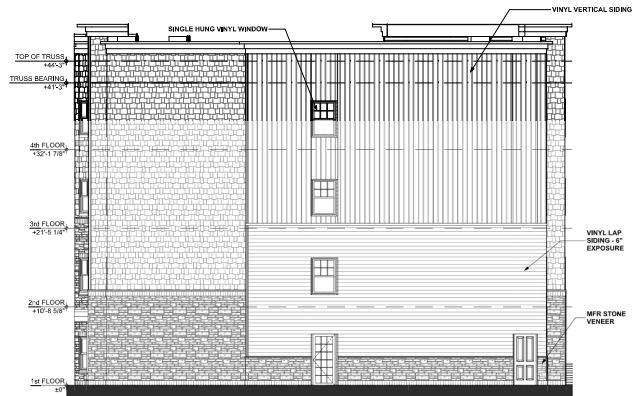
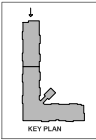


E6 PLAN EAST ELEVATION CONT.
SCALE: 1/8" = 1'-0"

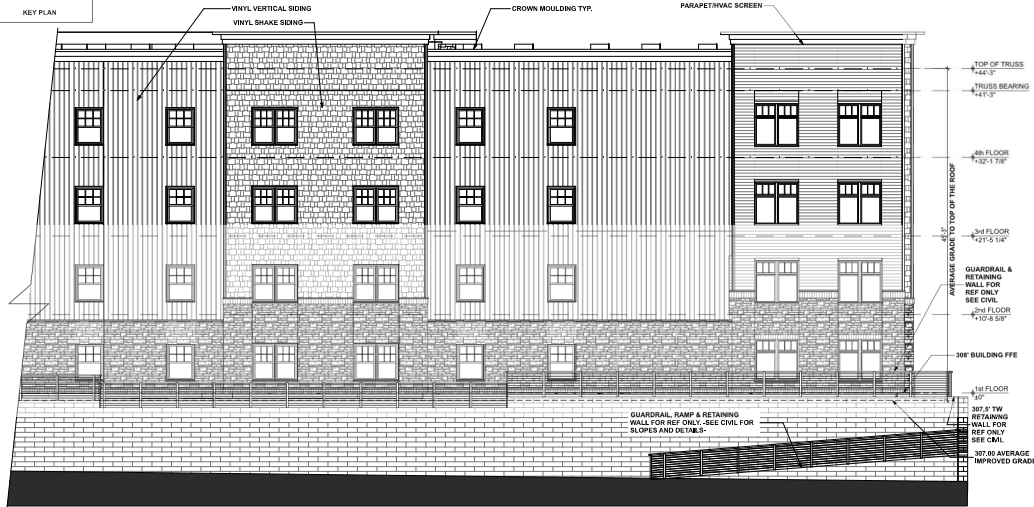
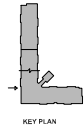


A1 PLAN EAST ELEVATION
SCALE: 1/8" = 1'-0"





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



E5 PLAN WEST ELEVATION CONT.
SCALE: 1/8" = 1'-0"

| BUILDING | PRIMARY STREET FRONT | IMPROVED GRADE | | |
|----------|----------------------|----------------|--------|--------|
| | | LOW | HIGH | AVG |
| GALZBO | Triangle Ridge Road | 308.00 | 308.00 | 308.00 |
| | Triangle Ridge Road | 308.00 | 308.00 | 308.00 |

Per section 1.5.7.A.2 (TC-6.26) of the UDO, building height is measured from the average finished grade to the top of the highest point of pitched or flat roof including the parapet. Average grade is considered to be the average post-development grade along the building elevation (street 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 (not parallel and closest to each primary street). Maximum building height shall be set from the average grade of each primary street collectively.

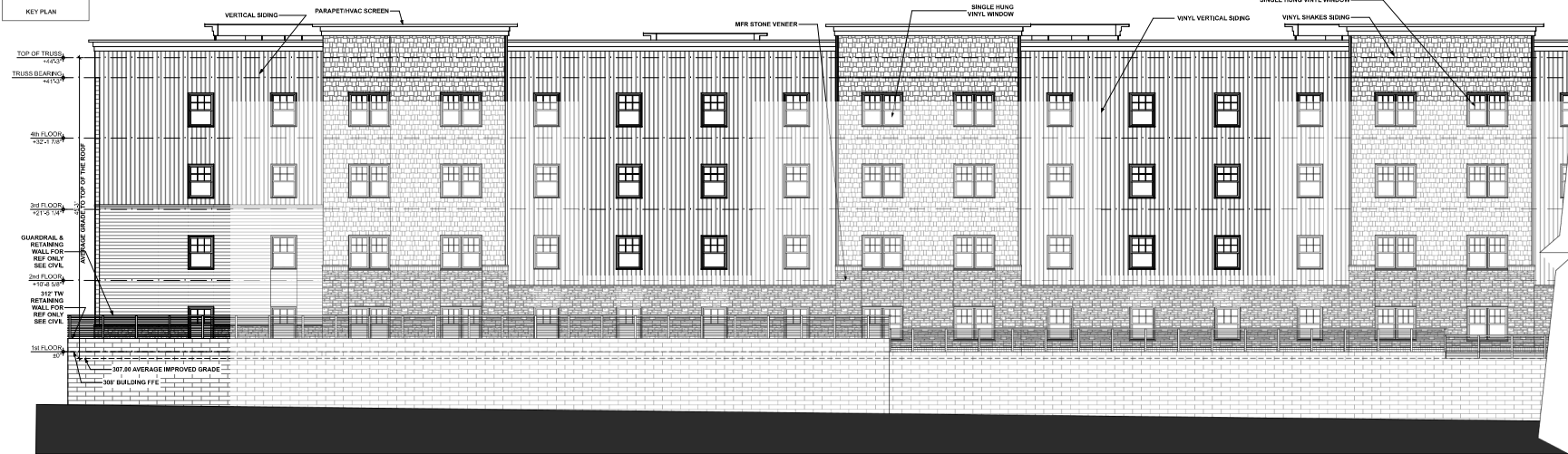
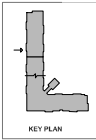


CSBO architecture P.C.
1589 Skeet Club Rd. Suite 102-172
High Point, NC 27265

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

STATUS:
NOT FOR CONSTRUCTION

SUMNER POINTE II
(PHASE 4 / LOT 2)
3900 SUMNER BLVD
RALEIGH, NC 27701



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

REVISIONS:

©2022 CSBO architecture P.C.

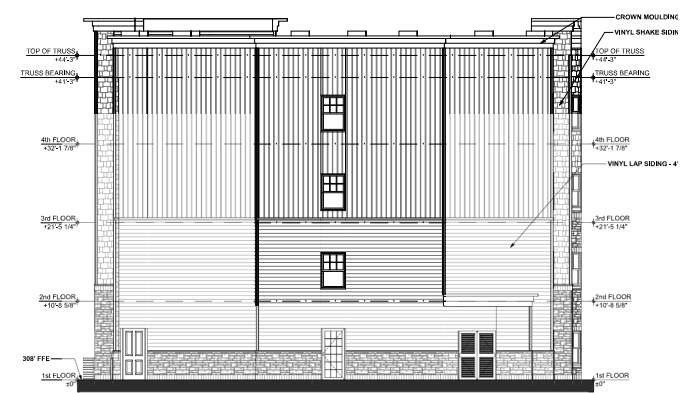
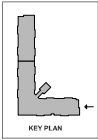
DATE: 07-20-2022
PROJECT NUMBER: 190170
SHEET TITLE: BUILDING ELEVATIONS

SHEET

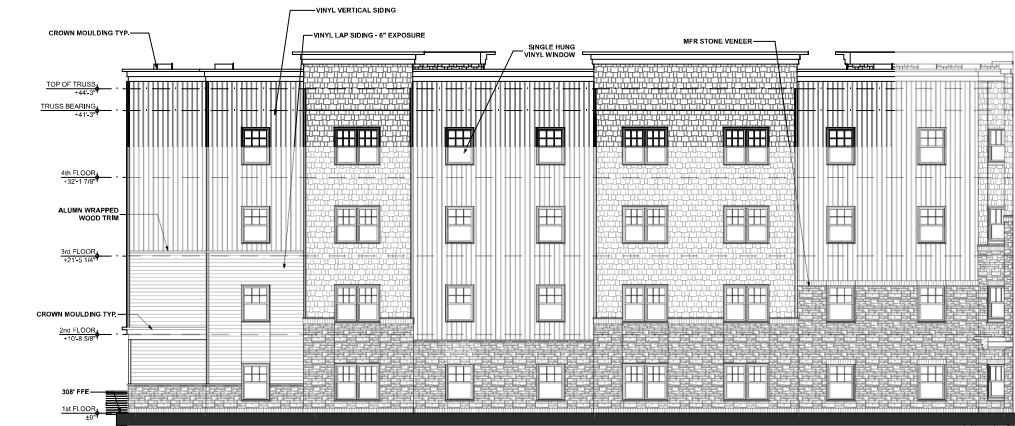
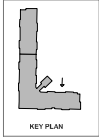
A3.12

| | PRIMARY STREET FRONT | IMPROVED GRADE | | |
|------------|----------------------|----------------|--------|--------|
| | | LOW | HIGH | AVG |
| BUILDING 2 | Triangle Ridge Road | 308.00 | 306.00 | 307.00 |
| GAZEBO | Triangle Ridge Road | 308.00 | 308.00 | 308.00 |

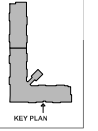
Per section 1.5.7 A.2 (TC-4-20) of the UDO, building height is measured from the average improved grade to the top of the highest point of a pitched or flat roof excluding the parapet. Average grade is considered to be the average post-development grade along the building elevation most parallel and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



E5 PLAN NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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

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

STATUS:
NOT FOR CONSTRUCTION

**SUMNER POINTE II
(PHASE 4 / LOT 2)**
3900 SUMNER BLVD
RALEIGH, NC 27704

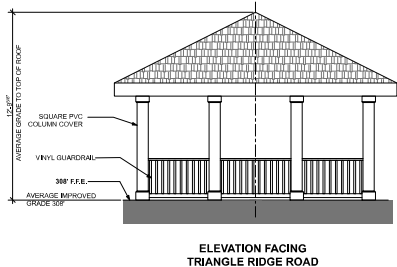
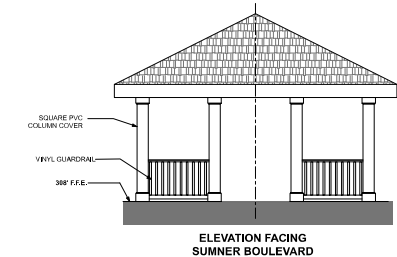
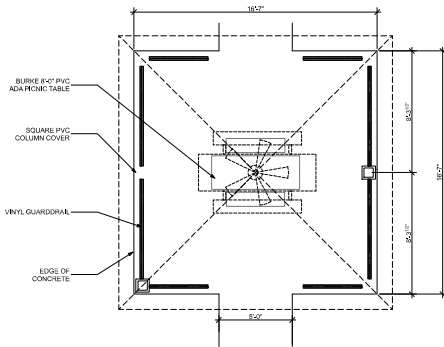
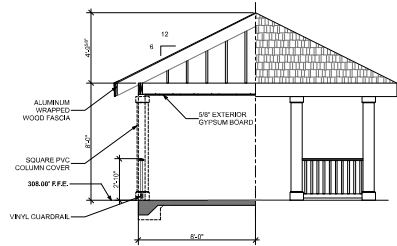
REVISIONS:

©2022 CSBO architecture P.C.

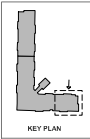
DATE: 07-20-2022
PROJECT NUMBER: 190170
SHEET TITLE: BUILDING ELEVATIONS

SHEET

A3.13

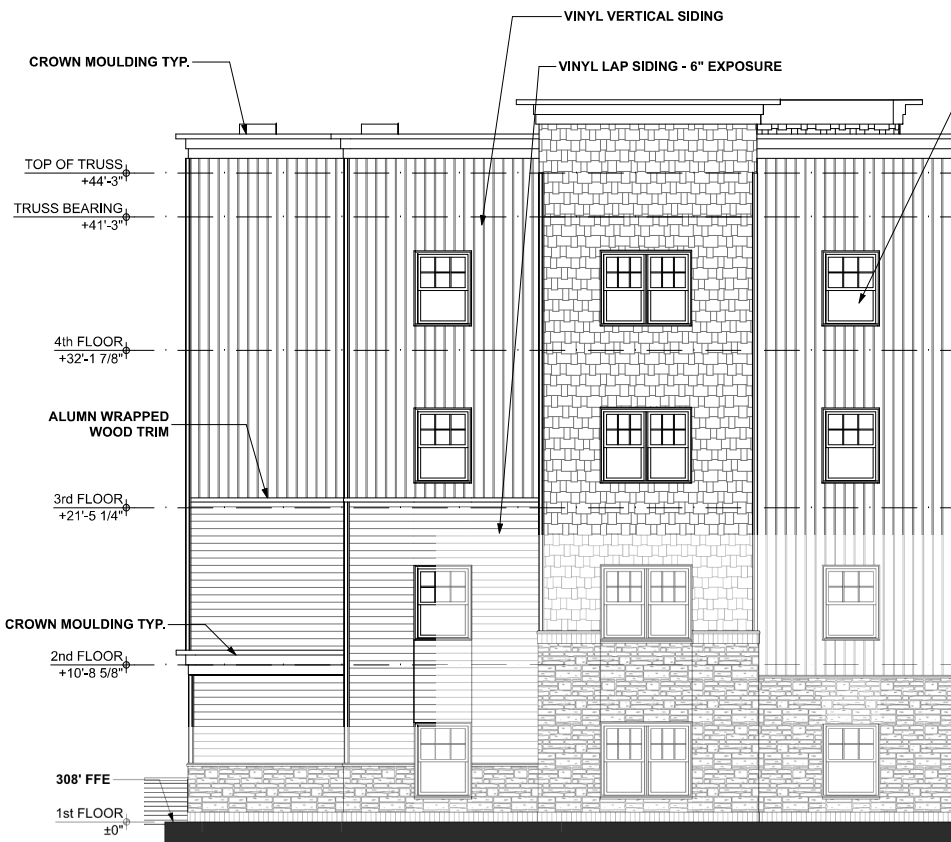


A1 GAZEBO FLOOR PLAN - ELEVATIONS AND SECTION
SCALE: 1/4" = 1'-0"



| BUILDING ELEVATIONS | | | | |
|---------------------|----------------------|----------------|--------|--------|
| BUILDING 2 | PRIMARY STREET FRONT | IMPROVED GRADE | | |
| | | LOW | HIGH | AVG |
| | Triangle Ridge Road | 308.00 | 306.00 | 307.00 |
| | Triangle Ridge Road | 308.00 | 308.00 | 308.00 |

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.



A5 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



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

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

STATUS:
NOT FOR CONSTRUCTION

**SUMMER POINTE II
(PHASE 4 / LOT 2)**
3900 SUMMER BLVD
RALEIGH, NC 27...

REVISIONS:

©2022 CSBO architecture P.C.

DATE: 07-20-2022
PROJECT NUMBER: 190170

SHEET TITLE:
ENLARGED ELEVATIONS &
GAZEBO PLANS

SHEET

A3.21