

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): _____

| Building Type | | Site Transaction History | |
|---|------------------------------------|---|--|
| <input type="checkbox"/> Detached | <input type="checkbox"/> General | Subdivision case #: _____ | |
| <input type="checkbox"/> Attached | <input type="checkbox"/> Mixed use | Scoping/sketch plan case #: _____ | |
| <input checked="" type="checkbox"/> Apartment | <input type="checkbox"/> Open lot | Certificate of Appropriateness #: _____ | |
| <input type="checkbox"/> Townhouse | <input type="checkbox"/> Civic | Board of Adjustment #: _____ | |
| | | Zoning Case #: Z-060-98 | |
| | | Administrative Alternate #: _____ | |

GENERAL INFORMATION

Development name: Meridian at North Hills

Inside City limits? ☒ Yes ☐ No

Property address(es): **901 St Albans Drive, Raleigh, NC 27609**

Site P.I.N.(s): 1715182765

Please describe the scope of work. Include any additions, expansions, and change of use.

New Development of Multi-Family Apartment Buildings (Multi-Unit Living) with Amenity Area(s).

Current Property Owner/Developer Contact Name:

NOTE: please attach purchase agreement when submitting this form.

Company: NorthView Partners, LLC

Title: N/A

Address: 6131 Falls of Neuse Rd, Suite 202, Raleigh, NC 27609

Phone #: 919-876-9288

Email: fmorisey@northviewpartners.com

Applicant Name: Ken Thompson

Company: JDavis Architects

Address: 510 S. Wilmington Street, Raleigh, NC 27601

Phone #: 919-835-1500

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): OX-5-GR-CU, 5.74 AC CM, 2.94 AC | Existing gross floor area (not to be demolished): 0 |
| | Existing gross floor area to be demolished: 0 |
| Gross site acreage: 8.79 | New gross floor area: 247,660 SF |
| # of parking spaces required: 241 | Total sf gross (to remain and new): 247,660 SF |
| # of parking spaces proposed: 279 | Proposed # of buildings: 3 |
| Overlay District (if applicable): N/A | Proposed # of stories for each: 5 STORIES EACH |
| Existing use (UDO 6.1.4): Vacant | |
| Proposed use (UDO 6.1.4): Multi-Unit Living | |

STORMWATER INFORMATION

| | |
|--|--|
| Existing Impervious Surface: Acres: 0 Square Feet: 0 | Proposed Impervious Surface: Acres: 3.46 AC Square Feet: +/-150,718 SF |
| Is this a flood hazard area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| If yes, please provide: _____ | |
| Alluvial soils: No | |
| Flood study: No | |
| FEMA Map Panel #: 1715 | |
| Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

RESIDENTIAL DEVELOPMENTS

| | |
|---|--|
| Total # of dwelling units: 199 | Total # of hotel units: 0 |
| # of bedroom units: 1br <input checked="" type="checkbox"/> 120 2br <input checked="" type="checkbox"/> 75 3br <input checked="" type="checkbox"/> 4 4br or more <input type="checkbox"/> | |
| # of lots: 1 | Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

SIGNATURE BLOCK

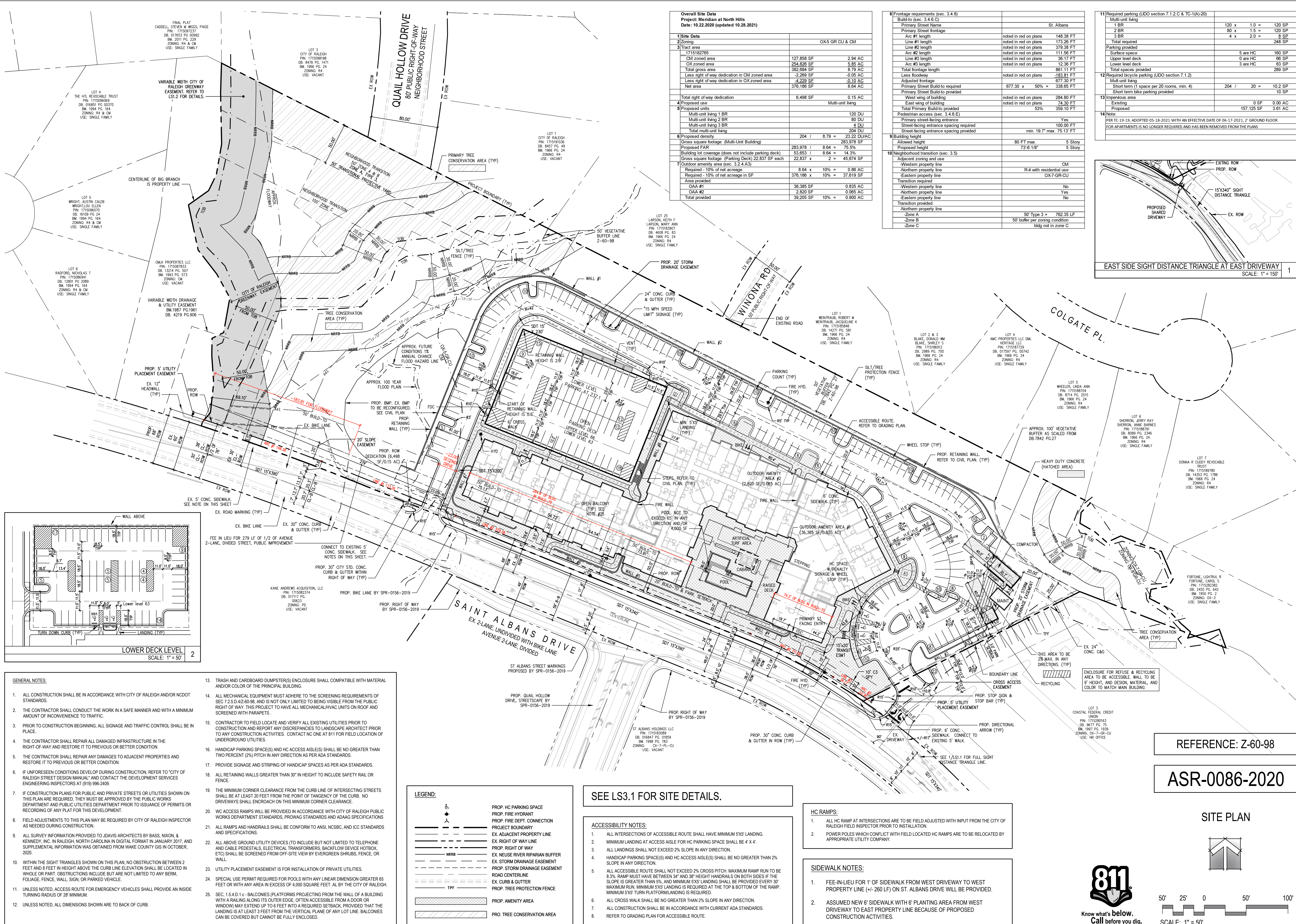
I hereby designate Ken Thompson, Jdavis Architects to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

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 six consecutive months of inactivity.

Signature: Mark R. Barker

Date: 10/6/20

Printed Name: Mark Barker, Manager



Northview Partners
Meridian at North Hills
901 St Albans Drive
Raleigh, North Carolina 27609

ADMINISTRATIVE SITE REVIEW

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

| PROJECT: | NP-20039 | DATE | |
|-------------|----------------------------|------------|--|
| ISSUE: | Administrative Site Review | 10.22.2020 | |
| REVISIONS: | 1st Review Comments | 02.11.2021 | |
| | 2nd Review Comments | 04.08.2021 | |
| | 3rd Review Comments | 10.28.2021 | |
| DRAWN BY: | KT, SB | | |
| CHECKED BY: | KT | | |
| CONTENT: | SITE PLAN | | |

LS1.1

JDAVIS

510 South Wilmington Street | Raleigh, NC 27601 | Tel: 919.835.1500
1218 Chatham St., 7th Floor | Philadelphia, PA 19107 | Tel: 215.545.9121

ASR-0086-2020 (Admin. Site Review)

REFERENCE Z-60-98

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PARAPET A3
333' - 7 1/2"
PARAPET A2
332' - 7 1/2"
PARAPET A1
331' - 1 1/2"
BLDG A - TOP OF HIGH ROOF
330' - 6 3/4"
08 - LEVEL 8
318' - 5 1/4"
07 - LEVEL 7
307' - 9"
06 - LEVEL 6
297' - 0 3/4"



PARAPET B3
322' - 11 1/4"
PARAPET B2
321' - 11 1/4"
PARAPET B1
320' - 5 1/4"
BLDG B - TOP OF HIGH ROOF
319' - 10 1/2"

PARAPET C3
301' - 6 3/4"
PARAPET C2
300' - 6 3/4"
PARAPET C1
299' - 0 3/4"
BLDG C - TOP OF HIGH ROOF
298' - 6"
05 - LEVEL 5
286' - 4 1/2"
04 - LEVEL 4
274' - 6"
03 - LEVEL 3
263' - 9 3/4"
02 - LEVEL 2
253' - 1 1/2"
01 - LEVEL 1
242' - 5 1/4"

NORTH ELEVATION - SITE REVIEW
3/64" = 1'-0"

4



WEST ELEVATION - SITE REVIEW
3/64" = 1'-0"

3



EAST ELEVATION - SITE REVIEW
3/64" = 1'-0"

2

NOTE: BUILDING HEIGHT MEASURED FROM AVERAGE POST DEVELOPMENT GRADE ALONG ELEVATION PARALLEL TO PRIMARY STREET. THE STRUCTURE IS CONTINUOUS BUT SEPARATED INTO THREE "BUILDINGS" PER BUILDING CODE WITH FIRE WALLS WHICH ARE LOCATED WHERE THE BUILDING STEPS. FOR CLARITY, THESE STEPPED SECTIONS ARE REFERRED TO AS A, B AND C, AS DETAILED BELOW.

| GRADE LEVEL | TOTAL SF | TOTAL GLAZING SF | GLAZING PERCENTAGE |
|------------------|----------|------------------|--------------------|
| 00-GROUND FLOOR | 2,583 SF | 678 SF | 26.24% |
| 01-FIRST FLOOR | 3,367 SF | 696 SF | 20.67% |
| 02-SECOND FLOOR | 5,054 SF | 1,408 SF | 27.85% |
| 03-THIRD FLOOR | 5,430 SF | 1,846 SF | 34.00% |
| 04-FOURTH FLOOR | 5,844 SF | 1,845 SF | 31.58% |
| 05-FIFTH FLOOR | 3,420 SF | 1,167 SF | 34.12% |
| 06-SIXTH FLOOR | 3,892 SF | 1,170 SF | 30.07% |
| 07-SEVENTH FLOOR | 1,732 SF | 460 SF | 26.55% |



NOTE: PER TC-19-19, ADOPTED 05-18-2021 WITH AN EFFECTIVE DATE OF 06-17-2021, 2' GROUND FLOOR ELEVATION FOR APARTMENTS IS NO LONGER REQUIRED AND HAS BEEN REMOVED FROM THE PLANS

PRIMARY STREET ELEVATION - SOUTH ELEVATION - SITE REVIEW
3/64" = 1'-0"

1

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ASR-XX-2020 (Admin. Site Review)

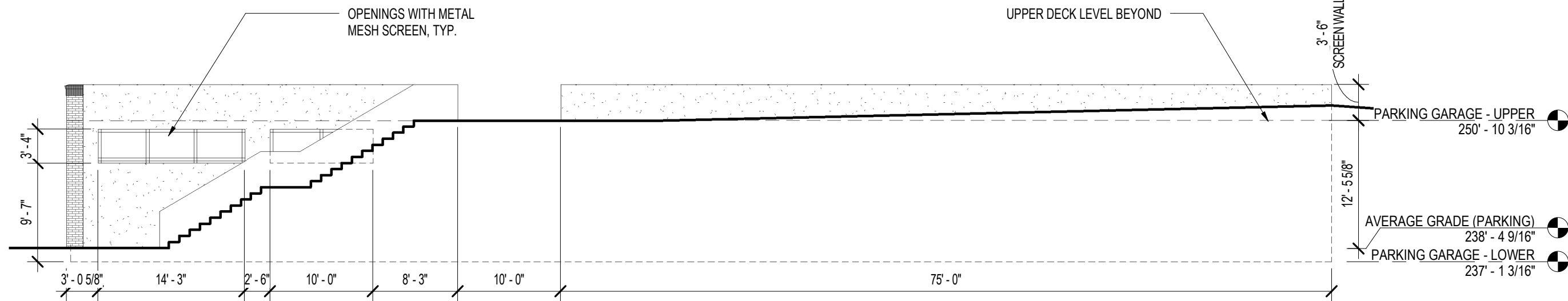
REFERENCE: Z-60-98

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| PROJECT: | 20039 | DATE |
|-------------|----------------------------|------------|
| ISSUE: | Administrative Site Review | 10.22.2020 |
| REVISIONS: | 3rd Review Comments | 10.28.2021 |
| DRAWN BY: | Author | |
| CHECKED BY: | Checker | |
| CONTENT: | BUILDING ELEVATIONS | |

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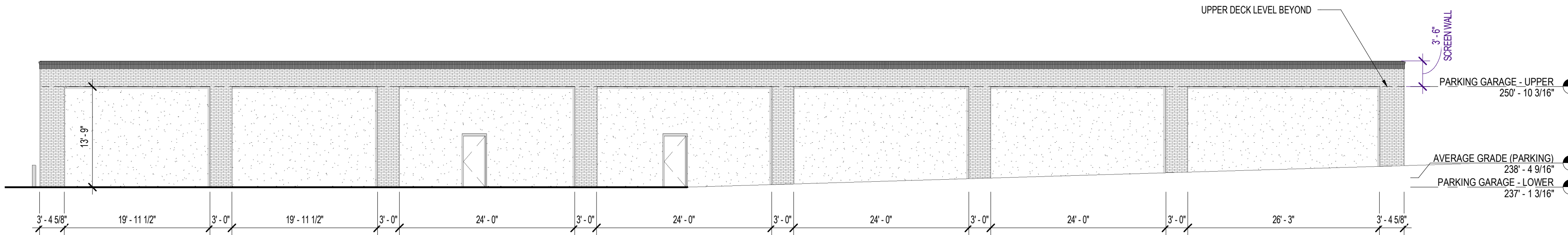


NOTE: PARKING GARAGE ELEVATION SHOWN IS CONCEPTUAL, FINAL DESIGN WILL BE BASED ON COORDINATION WITH STRUCTURAL ENGINEER

PARKING GARAGE - EAST ELEVATION

3

3/32" = 1'-0"

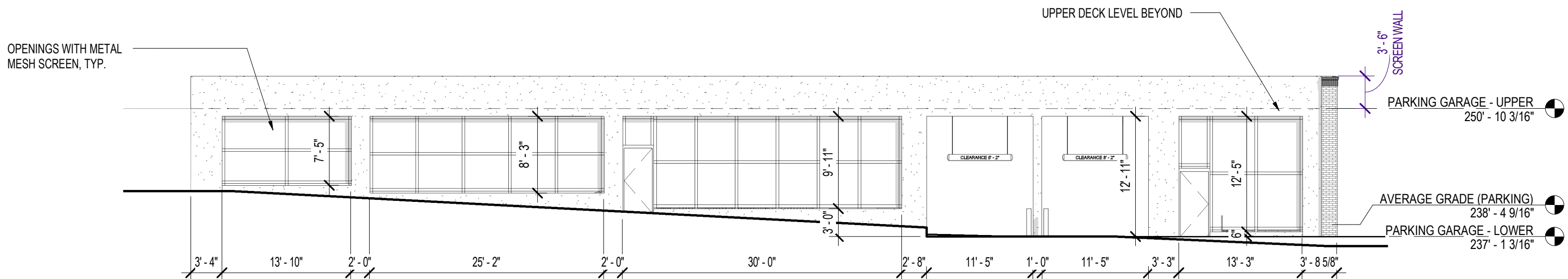


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PARKING GARAGE - SOUTH ELEVATION

4

3/32" = 1'-0"

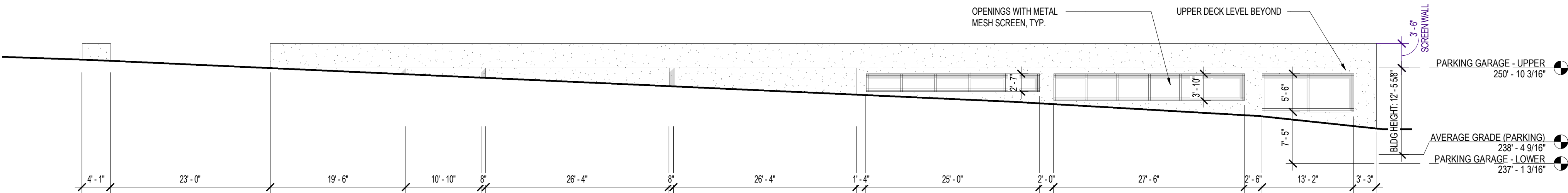


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PARKING GARAGE - WEST ELEVATION

2

3/32" = 1'-0"



NOTE: PARKING GARAGE ELEVATION SHOWN IS CONCEPTUAL, FINAL DESIGN WILL BE BASED ON COORDINATION WITH STRUCTURAL ENGINEER

PARKING GARAGE - NORTH ELEVATION

1

3/32" = 1'-0"

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| CONTENT: | | |
| | BUILDING ELEVATIONS | |
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