Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Raleigh

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8. as amended by text change case TC-14-19 to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the Permit and Development Portal. (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan ☐ Tier Three Site Plan ☑

Building Type		Site Transaction History
☐ Detached	☐ General	Subdivision case #: _____
☐ Attached	☐ Mixed use	Scoping/sketch plan case #: SCOPE-0143-2020
☑ Apartment	☐ Open lot	Certificate of Appropriateness #: _____
☐ Townhouse	☐ Civic	Board of Adjustment #: _____
		Zoning Case #: _____
		Administrative Alternate #: _____

GENERAL INFORMATION

Development name: Thrive at South End

Inside City limits? Yes ☑ No ☐

Property address(es): 420 Chapanoke Road, Raleigh, NC 27603

Site P.I.N.(s): 1702238182

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

Affordable multi-unit living / family apartment development: One apartment building, amenity areas, tree conservation areas, refuse area, and retaining wall(s).

Current Property Owner/Developer Contact Name: Chris Eisenzimmer

NOTE: please attach purchase agreement when submitting this form.

Company: Blue Ridge Atlantic Development	Title: President
Address: 2018 Eastwood Road, Wilmington, NC 28403	
Phone #: 910-338-3349	Email: chris.e@blueridgeatlantic.com
Applicant Name: Ken Thompson	
Company: JDavis Architects	Address: 510 S Wilmington Street, Raleigh, NC 27601
Phone #: 919-612-6997	Email: kent@jdavisarchitects.com

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	**BUILDING DATA**
Zoning district (if more than one, please provide the acreage of each): CX-3-PL	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 3.96 AC	New gross floor area: 113,804 SF
# of parking spaces required: 180	Total sf gross (to remain and new): 113,804 SF
# of parking spaces proposed: 115	Proposed # of buildings: 1
Overlay District (if applicable): N/a	Proposed # of stories for each: 3
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Multi-Unit-Living	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 21,379 SF Square Feet: 0.49 AC	Proposed Impervious Surface: Acres: 94,000 SF Square Feet: 2.16 AC
Is this a flood hazard area? Yes ☐ No ☑ If yes, please provide: _____ Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
Neuse River Buffer Yes ☐ No ☑	Wetlands Yes ☐ No ☑

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 90	Total # of hotel units: 0
# of bedroom units: 1br 15 2br 57 3br 18 4br or more 0	
# of lots: 1	Is your project a cottage court? Yes ☐ No ☑

SIGNATURE BLOCK

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, Ken Thompson will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature:	Date: 10.15.2021
Printed Name: Ken Thompson, RLA, Senior Associate, JDavis Architects	

LEGEND:

- EX. FIRE HYDRANT
- PROP. FIRE HYDRANT
- BIKE RACK FOR TWO (2) BICYCLES
- BENCH
- WHEEL STOP
- HC PARKING
- HC UNIT
- PROJECT BOUNDARY
- EX. ADJACENT PROPERTY LINE
- PROP. RIGHT OF WAY LINE
- BUILD-TO LINE
- PARKING SETBACK
- TREE PROTECTION FENCE (TPF)
- 8" HEAVY DUTY CONCRETE PAVER
- 6" VEHICLE RATED CONCRETE PAVER
- OUTDOOR AMENITY AREA

ASR-0092-2021

Administrative Site Review

1st Submittal: October 15, 2021
2nd Submittal: December 10, 2021
3rd Submittal: February 17, 2022

Thrive at South End

420 Chapanoke Road,
Raleigh, North Carolina 27603

811 Know what's below. Call before you dig.

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Notes

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
3. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
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24. POOL IS NOT PROPOSED OR PLANNED ON THIS SITE. SPECIAL USE PERMIT REQUIRED FOR POOLS WITH ANY LINEAR DIMENSION GREATER 65 FEET OR WITH ANY AREA IN EXCESS OF 4,000 SQUARE FEET.
25. REQUIRED PARKING FOR AN AFFORDABLE HOUSING DEVELOPMENT MAY BE REDUCED TO A RATE OF ONE (1) PARKING SPACE FOR EACH UNIT AS PER UDO SEC 7.1.4.B.

FIRE DEPARTMENT NOTES

1. THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFPA 13R) OR 250 FEET (NFPA13) TO ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF THE BUILDING (NCFC 503.1.1).
2. FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFC 507.5.1).
3. ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
4. FIRE FLOW ANALYSIS MUST BE PROVED AT TIME OF BUILDING PERMITS PER THE 2018 NCFC, SECTION 507.3.

SOLID WASTE INSPECTION STATEMENTS

1. SOLID WASTE SERVICES ARE TO BE PROVIDED BY PRIVATE VENDOR.
2. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
3. THIS PROJECT HAS A COMPACTOR FOR SOLID WASTE AND SINGLE-STREAM RECYCLING.

TREE CONSERVATION NOTE

1. THIS PROJECT SITE IS MORE THAN 2 ACRES. TREE CONSERVATION IS REQUIRED PER UDO SEC. 9.1.2.

TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES

1. PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
2. THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
3. A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
4. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
5. ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
   - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
   - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
   - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;
   - RALEIGH STREET DESIGN MANUAL (RSDM).
6. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

Project Team

OWNER
The Chapanoke Properties, LLC
4321 Medical Park Drive, Suite 100
Raleigh, North Carolina 27704
910-338-3349
chris.e@blueridgeatlantic.com

DEVELOPER
Blue Ridge Atlantic Development
1630 Military Cutoff Road, Suite 104
Wilmington, North Carolina 28403
703-732-8469
jsappington@blueridgeatlantic.com

LANDSCAPE ARCHITECT
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510 S. Wilmington Street
Raleigh, North Carolina 27601
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919.835.1510 (fax)
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noahm@jdavisarchitects.com

ENGINEER
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4909 Liles Road
Raleigh, North Carolina 27606
919.438.3694
N/A (fax)
sean@grounded-engineering.com

SURVEYOR
John A. Edwards & Co.
333 Wade Avenue
Raleigh, North Carolina 27605
919.828.4428
919.828.4711 (fax)
chris@JAECO.COM

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Raleigh

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☐ Townhouse		☐ Civic		Board of Adjustment #:
				Zoning Case #:
				Administrative Alternate #:

GENERAL INFORMATION

Development name: Thrive at South End

Inside City limits? Yes ☑ No ☐

Property address(es): 420 Chapanoke Road, Raleigh, NC 27603

Site P.I.N.(s): 1702238182

Please describe the scope of work. Include any additions, expansions, and change of use.
Affordable multi-unit living / family apartment development: One apartment building, amenity areas, tree conservation areas, refuse area, and retaining wall(s).

Current Property Owner/Developer Contact Name: Jerry Sappington
NOTE: please attach purchase agreement when submitting this form.

Company: Blue Ridge Atlantic Development	Title: Director, Construction Management
Address: 1630 Military Cutoff Road, Suite 104, Wilmington, NC 28403	
Phone #: 703-732-8469	Email: jsappington@blueridgeatlantic.com
Applicant Name: Ken Thompson	
Company: JDavis Architects	Address: 510 S Wilmington Street, Raleigh, NC 27601
Phone #: 919-612-6997	Email: kent@jdavisarchitects.com

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-3-PL	Existing gross floor area (not to be demolished): 0
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STORMWATER INFORMATION

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

Total # of dwelling units: 90	Total # of hotel units: 0
# of bedroom units: 1br 15 2br 57 3br 18	4br or more 0
# of lots: 1	Is your project a cottage court? Yes ☐ No ☑

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Signature: _____ Date: 10.15.2021

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

JDAVIS
510 South Wilmington Street | Raleigh, NC 27601 | tel 919.835.1500
1216 Chestnut St. 7th Floor | Philadelphia, PA 19107 | tel 215.545.0121

BLUE RIDGE ATLANTIC community + development

ASR-0092-2021 (Admin. Site Review)

Blue Ridge Atlantic Development
Thrive at South End
420 Chapanoke Road
Raleigh, North Carolina 27603

ADMINISTRATIVE SITE REVIEW

PROJECT:	BRA-20096	DATE
ISSUE:	Administrative Site Review	10.15.2021
REVISIONS:	1st Review Comments	12.10.2021
	2nd Review Comments	02.17.2022
DRAWN BY:	SB	
CHECKED BY:	KT	
CONTENT:	COVER	

0.0

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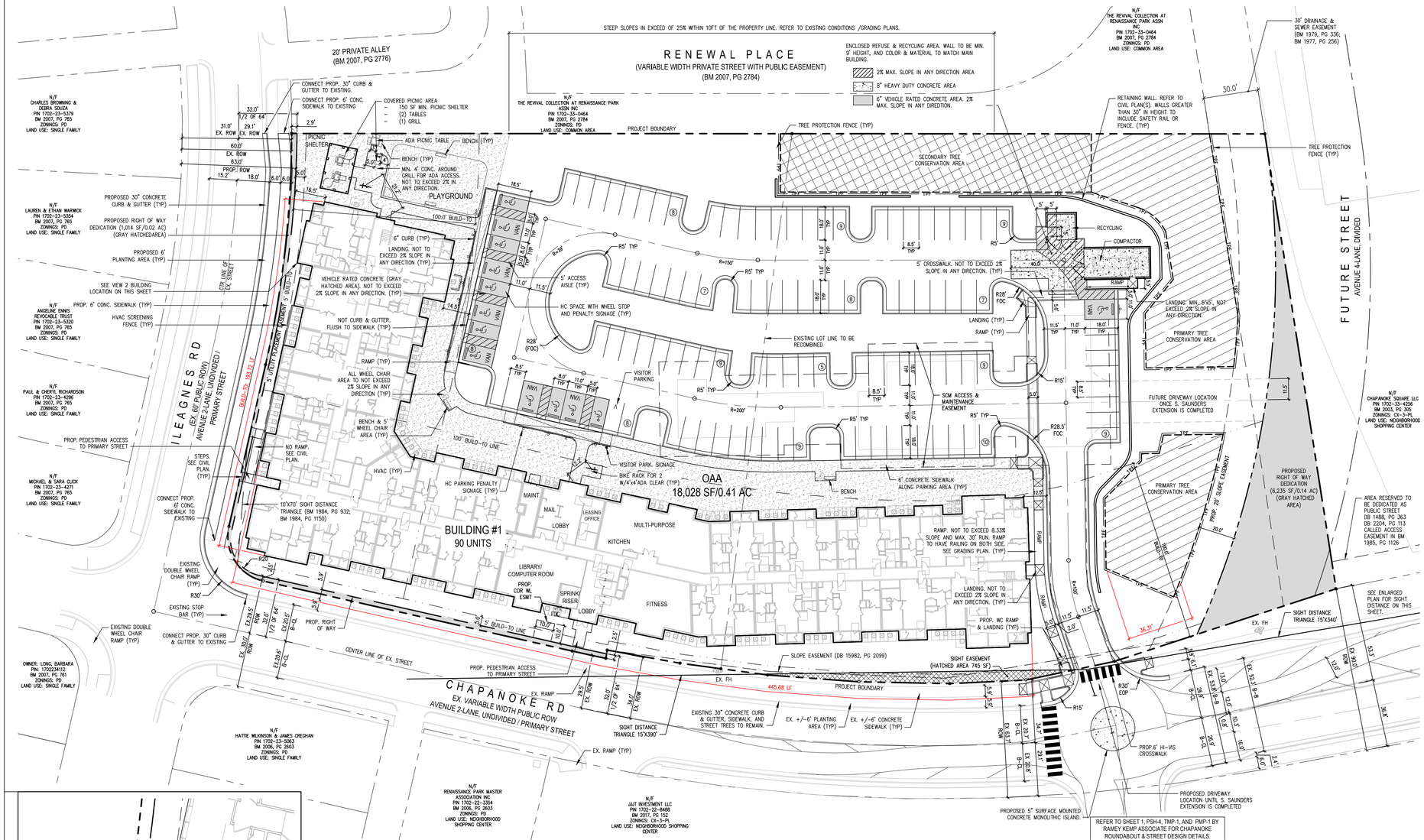
2/17/2022 2:10 PM P:\2Dproj\20096_Chapanoke\4c-LAND\DP\dwg\20096-Chapanoke-Cover-01-ASR.dwg



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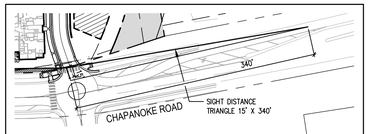
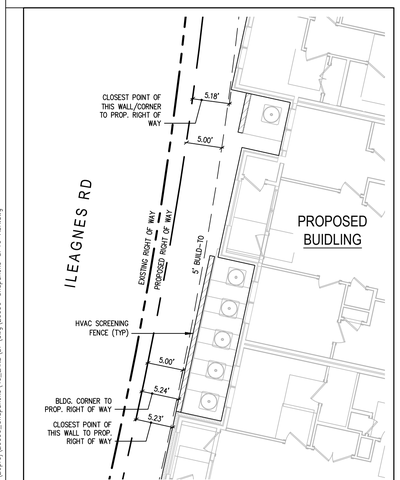
SEE LS3.1 FOR SITE DETAILS.



SIGHT DIST. TRIANGLE | 1
SCALE: 1" = 100'



BLDG. LOCATION | 2
SCALE: 1" = 10'

LEGEND:

- EX. FIRE HYDRANT
- PROP. FIRE HYDRANT
- BIKE RACK FOR TWO (2) BICYCLES
- BENCH
- WHEEL STOP
- HC PARKING
- HC UNIT
- PROJECT BOUNDARY
- EX. ADJACENT PROPERTY LINE
- PROP. RIGHT OF WAY LINE
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- PARKING SETBACK
- TPF TPF TREE PROTECTION FENCE
- 8" HEAVY DUTY CONCRETE PAVER
- 6" VEHICLE RATED CONCRETE PAVER
- OUTDOOR AMENITY AREA

TREE CONSERVATION AREA LEGEND:

- PRIMARY TREE CONSERVATION AREA - THOROUGHFARE
- SECONDARY TREE CONSERVATION AREA

BUILDING ELEVATIONS

BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE HIGH	LOW	AVG
BLDG 1	CHAPANOKE ROAD	361.25	358.50	359.88
	ILEAGNES ROAD	361.25	358.80	360.03

UDO SECTION 8.3.5.D CROSS ACCESS:

CROSS ACCESS CANNOT BE PROVIDED TO

1. PIN 1702330464 BECAUSE OF STEEP SLOPES IN EXCESS OF 25% WITHIN 10' OF THE PROPERTY LINE (8.3.5.D5.b.iii)

ACCESSIBILITY NOTES:

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

HC RAMPS:

1. ALL HC RAMP AT INTERSECTIONS ARE TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.

Site Data
Project: Thrive at South End
Date: 10.15.2021 (Revised: 02.17.2022)

1	**Zoning**	CX-3-PL
2	**Section 3.2.4 Apartment**	
	A Lot Dimensions	
	A1 Area (min)	10,000 SF
	A2 Width (min)	N/A FT
	A3 Outdoor Amenity (min)	10 %
	B. Building setbacks	
	B1 From primary street (min)	5 FT
	B2 From side street (min)	5 FT
	B3 From side lot line (min)	0 or 6 FT
	B4 From rear lot line (min)	0 or 6 FT
	B4 From alley	4 or 20 FT
	C. Parking setbacks	
	C1 From primary street (min)	10 FT
	C2 From side street (min)	10 FT
	C3 From side lot line (min)	0 or 3 FT
	C4 From rear lot line (min)	0 or 3 FT
	C4 From alley	4 FT
	D. Height	
	D1 Principal building (max)	(50' max.) 3 Story
	D2 Accessory structure (max.)	25 FT
	E. Transparency	
	E1 Ground story (min)	20 %
	E2 Upper story (min)	15 %
	E3 Blank wall area (max.)	35 %
3	**Frontage requirements (sec. 3.4.5)**	**Parking Limited - PL**
	C. Build-to	
	C1 Primary street build-to (min/max)	5 to 100 FT
	C2 Building width in primary build-to (min)	50 %
	C1 Side street build-to (min/max)	0 to 100 FT
	C2 Building width in side build-to (min)	25 %
	D. Height limitations	N/A
	E. Additional parking requirements	
	D1 Fem primary street (min)	Max. of 2 parking bays between building and the street
	F. Pedestrian access	
	F1 Primary street-facing entrance required	1 per building
	F2 Building access	Direct access to street facing entry from public sidewalk
	G. Streetscape requirement	
	G1 Commercial	see Sec. 8.5.9.C
4	Streetscape requirements (sec. 8.5.9.c)	Commercial
	A Streetscape width (max.)	65 FT
	B Building setback (min. / max.)	20 to 50 FT
	C Utility placement	5 FT
	D Maintainence strip	2' FT
	E Sidewalk (min)	6 FT
	F Planting area (min)	6 FT
	General	
	Walkway type	Sidewalk
	Planting type	tree lawn
	Tree spacing	40 O.C. avg.

5	**Site Data**				
6	Tract area				
	1702238182		(from Alta survey)		3.68 AC
	Less right of way dedication				-0.16 AC
	Net acreage				3.52 AC
7	Proposed use				Multi-unit living
	1 Bedroom				15
	2 Bedroom				57
	3 Bedroom				18
	Total				90
8	Gross square footage				112,892 SF
	Proposed FAR	112,892	/	3.52 =	73.6%
	Building lot coverage	38,438	/	3.52 =	25.1%
	Proposed density	90	/	3.52 =	25.6 DU/AC
9	**Build-to**				
	Build-to (sec. 3.2.4.D)				
	Street Name				**Chapanoke Rd.**
	Primary Street frontage				
	Gross frontage				543.59 FT
	Less TCA				-36.31 FT
	Adjusted frontage				507.28 FT
	Primary Street Build-to required	507.28	x	50% =	253.64 FT
	Primary Street Build-to provided (See dim in red)			88%	445.68 FT
	Street Name				**Ileagnes Rd.**
	Primary Street frontage				242.02 FT
	Primary Street Build-to required	242.02	x	50% =	121.01 FT
	Primary Street Build-to provided (See dim in red)			80%	193.72 FT
10	Outdoor amenity area (UDO section 3.2.6.A3)				
	Area required - 10% of net acreage	3.520	x	10% =	0.352 AC
				=	15,333 SF
	Area provided - OAA #1			12% =	0.414 AC
				=	18,028 SF
11	Building height				
	Allowed height				(50' max.) 3 Story
	Proposed height				(42'-11 3/4") 3 Story
12	Required parking (UDO section 7.1.2 & 7.1.4.B)				
	Multi-unit living 1 BR	15	x	1.0 =	15 SP
	Multi-unit living 2 BR	57	x	1.0 =	57 SP
	Multi-unit living 3 BR	18	x	1.0 =	18 SP
	Total required				90 SP
	Parking provided				
	Standard space				102 SP
	HC space				13 SP
	Total spaces provided				115 SP
13	Required bicycle parking (UDO section 7.1.2)				
	Multi-unit living				
	Short term (1 space per 20 rooms, min. 4)	57	/	20 =	2.9 SP
	Short term bike parking provided				4 SP
14	Notes				
	This is Multi-Unit Living Development, and it is not Congregate Care Facility or other Group Living Development.				

PRIMARY STREET DETERMINATION (SEC. 1.5.4.C.3)
A LOT DEVELOPED WITH THE APARTMENT, GENERAL, MIXED-USE OR CIVIC BUILDING TYPES SHALL DESIGNATE ITS PRIMARY STREET USING THE CRITERIA SHOWN IN (A) THROUGH (G) BELOW. IF NO STREET MEETS CRITERIA (A) THROUGH (G), THEN THE STREET THAT THAT SATISFIES MORE OF CRITERIA (G) THROUGH (G) WILL BE DESIGNATED AS PRIMARY. IF THE CRITERIA DO NOT APPLY OR DO NOT PRODUCE A CLEAR RESULT, THEN ANY STREET MAY BE DESIGNATED AS PRIMARY BY THE APPLICANT.

	ILEAGNES RD	CHAPANOKE	FUTURE ST
A. THE STREET WITH TRANSIT SERVICE;	NO	NO	NO
B. THE STREET DESIGNATED AS A MAIN STREET OR URBAN THOROUGHFARE ON THE URBAN FORM MAP;	NO	YES	NO
C. ANY STREET DESIGNATED AS A RETAIL STREET IN THE DOWNTOWN SECTION OF THE COMPREHENSIVE PLAN.	NO	NO	NO
D. THE STREET DESIGNATED AS A MIXED-USE STREET ON THE RALEIGH STREET PLAN MAP;	YES	YES	NO
PER SECTION 1.5.4.C.1, IF TWO STREETS MEET ANY OF CRITERIA (A) THROUGH (D), BOTH WILL BE DESIGNATED PRIMARY.	PRIMARY	PRIMARY	

RESPONSE: BASED ON THE ABOVE, ILEAGNES ROAD AND CHAPANOKE ROAD ARE PRIMARY STREET

ASR-0092-2021

SITE PLAN

Know what's below. Call before you dig.

30' 15' 0 30' 60'
SCALE: 1" = 30'

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BLUE RIDGE ATLANTIC community + development

ASR-0092-2021 (Admin. Site Review)

Blue Ridge Atlantic Development
Thrive at South End
420 Chapanoke Road
Raleigh, North Carolina 27603

ADMINISTRATIVE SITE REVIEW

PROJECT:	BRA-20096	DATE
ISSUE:	Administrative Site Review	10.15.2021
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	.	.
REVISIONS:	1st Review Comments	12.10.2021
	2nd Review Comments	02.17.2022
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CHECKED BY:	.	
CONTENT:	SITE PLAN	
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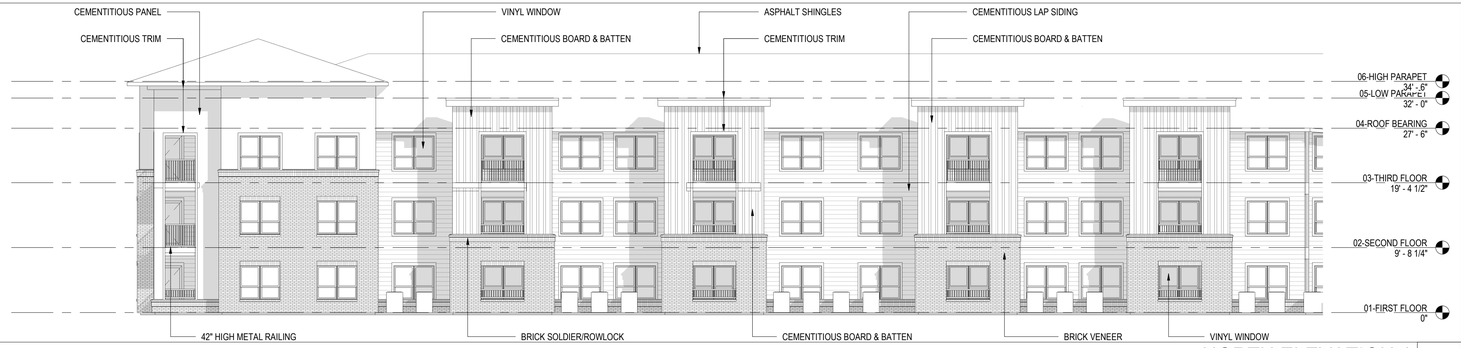
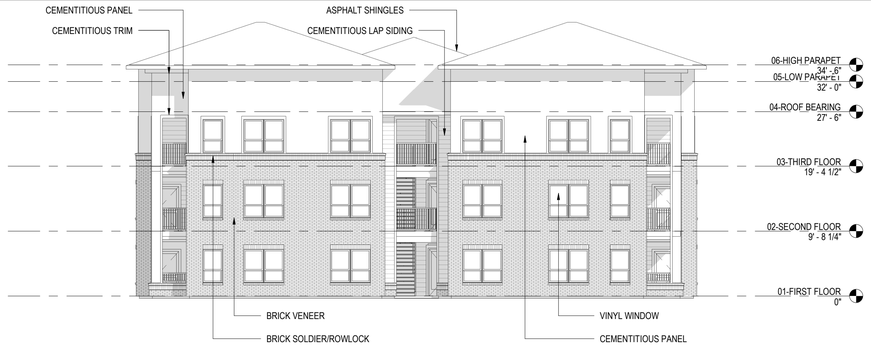


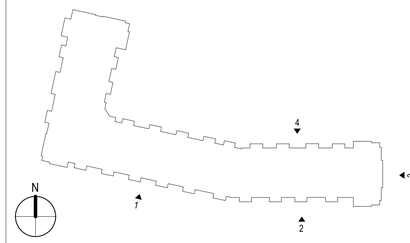
NORTH ELEVATION 1 | 4

3/32" = 1'-0"



EAST ELEVATION 1 | 3

3/32" = 1'-0"



KEY PLAN

1/4" = 1'-0"

TRANSPARENCY OVERLAY CALCULATIONS
UPPER LEVELS

AREA	= 4,205 SF
TRANSPARENCY	= 1,057 SF
PROVIDED TRANSPARENCY	= 25%
REQUIRED TRANSPARENCY	= 15%

LOWER LEVEL

AREA	= 1,854 SF
TRANSPARENCY	= 543 SF
PROVIDED TRANSPARENCY	= 29%
REQUIRED TRANSPARENCY	= 20%

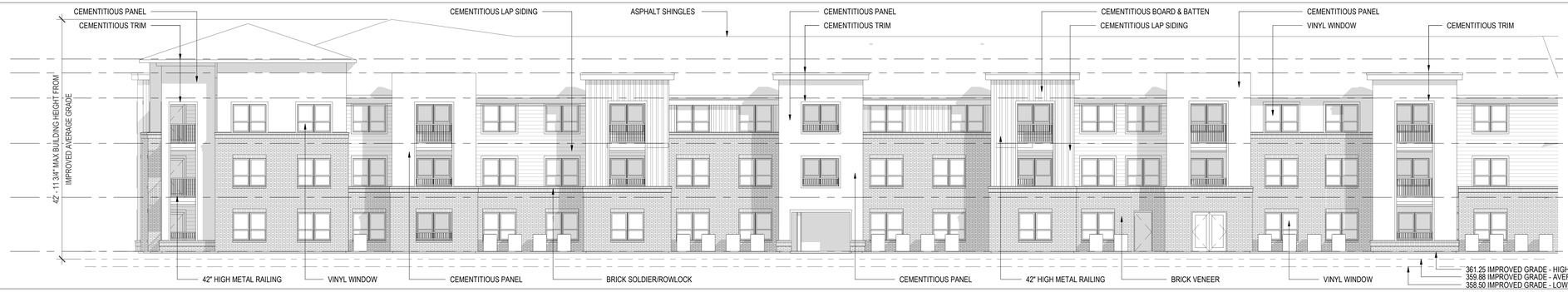
NOTE: TRANSPARENCY CALCULATION REFERS TO ENTIRE SOUTH ELEVATIONS (VIEWS 1 & 2)

BUILDING ELEVATIONS

BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE HIGH	LOW	AVG
BLDG 1	CHAPANOKE ROAD	361.25	358.50	359.88
	ILEAGNES ROAD	361.25	358.80	360.03

SOUTH ELEVATION 2 | 2

3/32" = 1'-0"



SOUTH ELEVATION 1 | 1

3/32" = 1'-0"

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Blue Ridge Atlantic Development

Thrive at South End

420 Chapanoke Road
Raleigh, North Carolina

FOR REVIEW ONLY

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CONTENT:	EXTERIOR ELEVATIONS	

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TRANSPARENCY OVERLAY CALCULATIONS

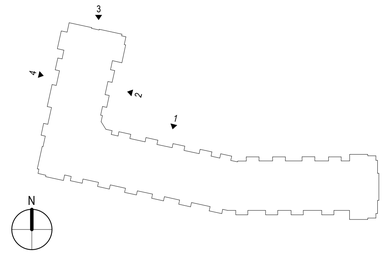
UPPER LEVELS

AREA	= 9,545 SF
TRANSPARENCY	= 2,558 SF
PROVIDED TRANSPARENCY	= 27%
REQUIRED TRANSPARENCY	= 15%

LOWER LEVEL

AREA	= 4,091 SF
TRANSPARENCY	= 1,339 SF
PROVIDED TRANSPARENCY	= 33%
REQUIRED TRANSPARENCY	= 20%

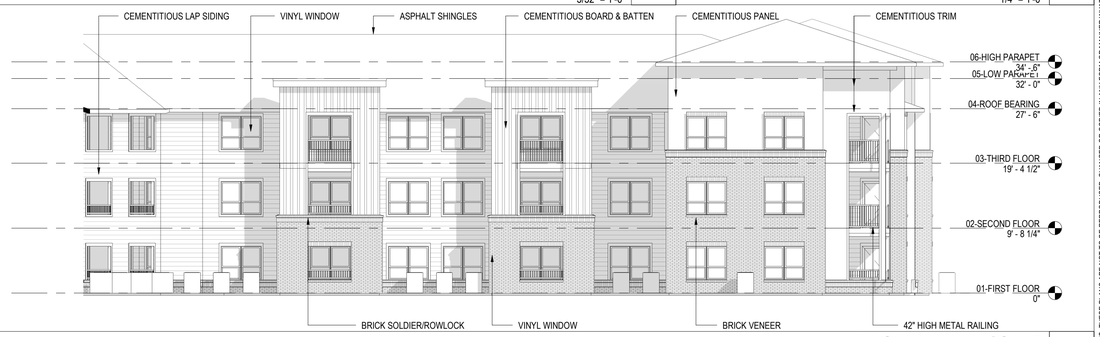
BUILDING ELEVATIONS				
		IMPROVED GRADE		
BUILDING	PRIMARY STREET FRONT	HIGH	LOW	AVG
BLDG 1	CHAPANOKE ROAD	361.25	358.50	359.88
	ILEAGNES ROAD	361.25	358.80	360.03



WEST ELEVATION 4
3/32" = 1'-0"

NORTH ELEVATION 3 3
3/32" = 1'-0"

KEY PLAN
1/4" = 1'-0"



EAST ELEVATION 2 2
3/32" = 1'-0"

NORTH ELEVATION 2 1
3/32" = 1'-0"

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BLUE RIDGE ATLANTIC
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