



# Administrative Approval Action

Case File / Name: ASR-0104-2021

DSLCL - Kings Ridge Apartments (Affordable Housing)

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

**LOCATION:** This site is located on the east side of Sunnybrook Road, west of Michael J Smith Lane at 200 Michael J Smith Ln.

**REQUEST:** Development of a vacant 4.26 acre/185,694 sf tract zoned OX-5-PL-CU in a TOD; includes .08 acres/3,293 sf of right-of-way dedication leaving a net area 4.19 acres/182,401 sf. A new proposed 102,779 sf, 100 multi-unit affordable housing apartment building. Proposed parking spaces includes 37 spaces (per Sec.4.UDO Sec.7.1.3.B.1.a) for TOD (Transit Overlay Districts) under text change, TC-1A-20.

Z-8-21: 200 Michael J Smith Ln & 231 Allen Grove Ct - Permitted Use Allowances

BOA-0004-2022: Adopted April 11, 2022 - A variance for required build-to design % in a TOD overlay (which must comply with Urban Limited frontage design requirements per Sec.5.5.1.D.1.b & Sec.3.4.7.C) as well as site elements along Michael J Smith Ln.

**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 May 16, 2022 by Swift Partners PLLC.

## **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. A copy of the SWS Will Serve letter is transposed into the Site Permit Review plans set sheets.
2. Applicant labels and locates the HVAC mechanical system units and demonstrate screening in accordance with Sec.7.2.5.D.





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3. Demonstrate and revise the elevation sheet A3.03, of the approved preliminary site plan (ASR), to show compliance with UDO Sec.7.2.8.E (TC-19-19) for building foundational height. Applicant must label the bottom floor & dimension the floor height from grade level.
4. The site data table is revised and notes the TOD overlay district with the current zoning informatio

## Stormwater

5. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
7. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
8. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

## Urban Forestry

9. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
10. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **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:***

## Urban Forestry

1. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .10 acres of tree conservation area.

☒ **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





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1. 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.
2. A fee-in-lieu for 1' of sidewalk shall be paid to the City of Raleigh (UDO 8.1.10).
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)
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)

## Public Utilities

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

## Stormwater

6. 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).
7. 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).
8. 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).

## Urban Forestry

9. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).





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10. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 9 street trees along Carl Sandburg Land and 17 street trees along Michael J Smith Lane.

***The following are required prior to issuance of building occupancy permit:***

## General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

## Stormwater

2. 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:** June 8, 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: 06/08/2022  
Development Services Director/Designee

Staff Coordinator: Jermont Purifoy



# KINGS RIDGE APARTMENTS (AFFORDABLE HOUSING)

200 MICHAEL J SMITH LN

CITY OF RALEIGH SUBMITTAL  
ASR-0104-2021

SUBMITTED ON: 05.16.2022

## Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 • Raleigh, NC 27601 • (919) 999-3300



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.2. Please check the appropriate building types and include the plan checklist document when submitting.

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

Please review UDO Section 10.2.2, as amended by text change case 10-14-19 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 [UDO and Development Tools](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input type="checkbox"/>	
Building Type: <input type="checkbox"/> Detached <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	
Site Transaction History: <input type="checkbox"/> General <input type="checkbox"/> Subdivision case # <input type="checkbox"/> Scoping/plan case # <input type="checkbox"/> Certificate of Appropriateness # <input type="checkbox"/> Board of Adjustment # <input type="checkbox"/> Zoning Case # <input type="checkbox"/> Administrative Alternative # <input type="checkbox"/>	
Development name: KINGS RIDGE APARTMENTS (AFFORDABLE HOUSING)	
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Property address: 200 MICHAEL J SMITH LN, RALEIGH, NC 27610	
Site P.I.N. (s): 1723482795	
Please describe the scope of work. Include any additions, expansions, and change of use. PROPOSED 100 UNIT AFFORDABLE HOUSING APARTMENT BUILDING AND ASSOCIATED INFRASTRUCTURE	
Current Property Owner/Developer Contact Name: JESS BRANDIS NOTE: please attach purchase agreement when submitting this form.	
Company: CASH	Title: SR DIRECTOR OF REAL ESTATE
Address: 624 W JONES ST, RALEIGH, NC 27603	
Phone #: 919.307.3429	
Email: JBRANDIS@CASHINC.ORG	
Applicant Name: LUKE PERKINS	
Company: SWIFT PARTNERS PLLC	
Address: 319 FAYETTEVILLE ST, RALEIGH, NC 27601	
Phone #: 828.735.1882	
Email: LUKE.PERKINS@SWIFT-PARTNERS.COM	

Page 1 of 2

RECEIVED 05.18.21  
raleighnc.gov

Page 2 of 2

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raleighnc.gov

## TRIP GENERATION ESTIMATE

LAND USE (ITS CODE)	INENSITY	DAILY TRAFFIC	AM		PM	
			ENTER	EXIT	ENTER	EXIT
LOW RISE MULTIFAMILY (201)	100 UNITS	560	15	73	35	82

PROSPECT LANDSCAPE ARCHITECTURE PLLC

227 GLASSCOCK STREET  
RALEIGH NC 27604  
JEN WAGNER  
919.607.0025  
JENWAGNER@LANDSCAPE.GMAIL.COM

JDAVIS

510 S WILMINGTON ST  
RALEIGH, NC 27601  
KATLYN WHEEN  
919.835.1500  
KATLYN@JDAVISARCHITECTS.COM

SWIFT  
PARTNERS

SWIFT PARTNERS PLLC  
319 FAYETTEVILLE ST  
RALEIGH NC 27601  
LUKE PERKINS  
828.735.1882  
LUKE.PERKINS@SWIFT-PARTNERS.COM

Raleigh  
Forward Progress

DATE: 05.16.2022  
DRAWN BY: JAW  
CHECKED BY: JAW  
PROJECT: KINGS RIDGE APARTMENTS (AFFORDABLE HOUSING)  
SHEET NO. 1  
COVER SHEET

## SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.00	COVER SHEET
C0.20	GENERAL NOTES
C1.00	EXISTING CONDITIONS PLAN
C1.01	RECORDED PLAT
C2.00	DEMOLITION PLAN
C3.00	SITE PLAN
C4.00	GRADING AND DRAINAGE PLAN
C5.00	SCM DETAILS
C6.00	UTILITY PLAN
C9.00	SITE DETAILS
L100	PLANTING PLAN
L200	PLANTING DETAILS
L201	SITE DETAILS
A3.01	EXTERIOR ELEVATIONS
A3.02	EXTERIOR ELEVATIONS
A3.03	EXTERIOR ELEVATIONS



## VICINITY MAP

## SITE DATA

PROJECT NAME:	KINGS RIDGE APARTMENTS (AFFORDABLE HOUSING)
SITE ADDRESS:	200 MICHAEL J SMITH LN
COUNTY:	WAKE
PARCEL P.N.:	1723482795
PARCEL OWNER:	CASH
PARCEL AREA:	4.26 AC / 185,694 SF
TOTAL SITE GROSS ACRES:	4.26 AC / 185,694 SF
RIGHT-OF-WAY DEDICATION:	0.08 AC / 3,200 SF
NET ACRES:	4.19 AC / 182,451 SF
CURRENT ZONING:	OX-S-P-CLU
PROPOSED ZONING:	OX-S-P-CLU
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	MULTI-UNIT LIVING
FLOOD PLAIN DATA:	NA
RIVER BASIN:	NA
PROPOSED BUILDING HEIGHT:	9'0"
MAX BUILDING HEIGHT:	9'0"
NUMBER OF BUILDING STORIES PROPOSED:	4
TOTAL BUILDING GROSS FLOOR AREA:	102,779 SF
PROPOSED NUMBER OF UNITS:	100
1 BEDROOM:	69
2 BEDROOM:	29
3 BEDROOM:	6
TREE CONSERVATION AREA:	0.52 AC / 22,830 SF
TOTAL LIMITS OF DISTURBANCE:	0.29 AC / 12,539 SF
EXISTING IMPERVIOUS AREA:	0.47 AC / 20,412 SF
PROPOSED IMPERVIOUS AREA:	0.42 AC / 18,240 SF
AMENITY AREA PROVIDED:	0.46 AC / 20,189 SF
BUILDING STRUCTURE BETRACOS:	FROM PRIMARY STREET (MIN.)
FROM SIDE STREET (MIN.)	REQUIRED: 5' PROVIDED: N/A
FROM SIDE LOT LINE (MIN.)	REQUIRED: 5' OR 6' PROVIDED: 5'
FROM REAR LOT LINE (MIN.)	REQUIRED: 5' OR 6' PROVIDED: 17'
FROM ALLEY (MIN.)	REQUIRED: 17' PROVIDED: 10'
FROM PRIMARY STREET (MIN.)	REQUIRED: 17' PROVIDED: 10'
FROM SIDE LOT LINE (MIN.)	REQUIRED: 5' PROVIDED: 5'
FROM REAR LOT LINE (MIN.)	REQUIRED: 4' PROVIDED: 10'
FROM ALLEY, GARAGE ONLY (MIN.)	REQUIRED: 4' PROVIDED: N/A
BUILD TO REQUIREMENTS (URBAN LIMITED PER TOD OVERLAY (SEC 13.3.1.1.5))	7' / 20'
PRIMARY STREET BUILD TO MINIMUM** SEE BUILD TO NOTE BELOW	50%
BUILDING WIDTH IN PRIMARY BUILD TO (MIN.)	7' / 20'
SIDE STREET BUILD TO (MINIMUM)	20%
BUILDING WIDTH IN SIDE BUILD TO (MIN.)	
PARKING DATA:	
REQUIRED PARKING:	119 SPACES
PROPOSED PARKING:	37 SPACES
TOTAL PARKING:	37 SPACES - PER TOD OVERLAY (SEC 7.1.3.8.1.1) NEEDED: 2 SPACES/UNIT MAX
SHORT-TERM BIKE PARKING PROVIDED:	5 SPACES/11 SPACES/UNIT (MIN.)
LONG-TERM BIKE PARKING PROVIDED:	6 SPACES
LONG-TERM BIKE PARKING REQUIRED:	20 LONG TERM SPACES - PER TOD OVERLAY (SEC 7.1.3.8.1.1) 15 UNITS/SPACES REQUIRED
LONG-TERM BIKE PARKING PROVIDED:	30 SPACES

## ZONING CONDITIONS - Z-8-21

1. THE FOLLOWING ARE NOT PERMITTED: COMMERCIAL PARKING FACILITY (NO COMMERCIAL PARKING FACILITY IS PROPOSED AS A PART OF THIS DEVELOPMENT)

## SOLID WASTE

1. SOLID WASTE TO BE HANDLED BY PRIVATE SOLID WASTE SERVICES COMPANY. DUMPSTER AND APPROPRIATE ENCLOSURE HAVE BEEN PROVIDED ON SITE.

## BLOCK PERIMETER

1. PROJECT IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS PER UDO SECTION 8.2.2.A.1.A.1.

The new street or street side right-of-way, including utility placement easement, would enclose more than 15 percent of either the area of the impacted adjacent property or the property to be developed.

## BUILD-TO

1. \*\* BUILD TO REQUIREMENTS HAVE BEEN ALTERED PER VARIANCE UNDER BOARD OF ADJUSTMENT CASE BGA-000-2022. SEE SHEET C0.20 GENERAL NOTES FOR SIGNED APPROVAL.

SWIFT  
PARTNERS

FIRM LICENSE: P-2187







[illegible]

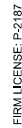
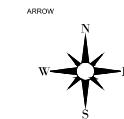
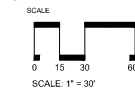
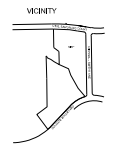
CURVE TABLE				
CH	LENGTH	RADIUS	CHORD	CHORD BEAR
	272.20'	168.45'	271.75'	555° 30' 00"
	34.96'	25.00'	32.59'	94° 14' 00"
	32.73'	25.00'	38.45'	93° 33' 00"
	21.42'	168.45'	21.42'	555° 24' 12"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	9.43'	S24° 50' 16" E
L2	19.25'	S31° 57' 28" E
L3	44.16'	S65° 05' 43" E
L4	43.02'	S64° 27' 48" E
L5	68.20'	S80° 24' 28" E

ADJACENT LOT  
PIN:1723580757  
HOLLY HILL HOSPITAL LLC  
201 MICHAEL J SMITH LN  
795644.0059SF  
18.31AC  
BOOK:015574/PAGE:0057  
EXISTING USE: HOSPITAL  
ZONING: OX-3-PL

10	AMERICAN HOLLY
11	EASTERN RED CEDAR
11	CREPE MYRTLE
16	SOUTHERN MAGNOLIA
10	EASTERN SYCAMORE
PT	LOBLOLLY PINE
08	RED OAK
EXAMPLE: 10QR = 10" RED OAK	

1. SEE SHEET C0.10 FOR GENERAL AND EXISTING CONDITIONS NOTES

[illegible]

DATE: 05.16.2022  
CHECKED BY: JMM  
DRAWN BY: JMM  
PROJECT: KING'S RIDGE APARTMENTS (AFFORDABLE HOUSING)  
PROJECT # C20105

SHEET TITLE  
**EXISTING CONDITIONS PLAN**

C1.00





4:9  
BOOK:018711  
EXISTING U  
ZONING:

- DEMOLITION LEGEND:
- | KEY | SYMBOL   | DESCRIPTION                   |
|-----|----------|-------------------------------|
| 1   | [Symbol] | REMOVE BUILDING               |
| 2   | [Symbol] | REMOVE ASPHALT                |
| 3   | [Symbol] | REMOVE GRAVEL                 |
| 4   | [Symbol] | REMOVE BRICK WALKWAY          |
| 5   | [Symbol] | REMOVE CONCRETE               |
| 6   | [Symbol] | REMOVE RIPRAP                 |
| 7   | [Symbol] | REMOVE VEGETATION             |
| 8   | [Symbol] | REMOVE WATER LINE             |
| 9   | [Symbol] | REMOVE SANITARY SEWER LINE    |
| 10  | [Symbol] | REMOVE STORM DRAINAGE         |
| 11  | [Symbol] | REMOVE FENCE                  |
| 12  | [Symbol] | TREE PROTECTION FENCE         |
| 13  | [Symbol] | LIMITS OF DISTURBANCE         |
| 14  | [Symbol] | COORDINATE LIGHT POLE REMOVAL |
| 15  | [Symbol] | REMOVE TREE                   |
| 16  | [Symbol] | REMOVE TREELINE               |
| 17  | [Symbol] | REMOVE WHEEL STOP             |
| 18  | [Symbol] | REMOVE CURB & GUTTER          |
| 19  | [Symbol] | REMOVE SIGN                   |

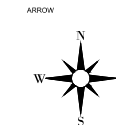
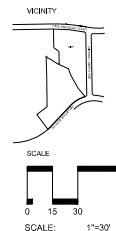
NOTES:  
1. SEE SHEET C0.10 FOR GENERAL AND DEMOLITION NOTES.

CURB TABLE					
GRADE	CURB TYPE	WALKWAY	DRIVE	CURB GRADE	
1.0	1.0000	1.0000	1.0000	1.0000	1.0000
1.1	1.1000	1.1000	1.1000	1.1000	1.1000
1.2	1.2000	1.2000	1.2000	1.2000	1.2000
1.3	1.3000	1.3000	1.3000	1.3000	1.3000
1.4	1.4000	1.4000	1.4000	1.4000	1.4000
1.5	1.5000	1.5000	1.5000	1.5000	1.5000

CURB TABLE			
GRADE	CURB TYPE	WALKWAY	DRIVE
1.0	1.0000	1.0000	1.0000
1.1	1.1000	1.1000	1.1000
1.2	1.2000	1.2000	1.2000
1.3	1.3000	1.3000	1.3000
1.4	1.4000	1.4000	1.4000
1.5	1.5000	1.5000	1.5000

ADJACENT LOT  
PIN:1723580757  
HOLLY HILL HOSPITAL LLC  
201 MICHAEL SMITH LN  
18.31 AC  
BOOK:015574/PAGE:00573  
EXISTING USE: HOSPITAL  
ZONING: OX-3-PL

No.	Date	Description
1		REVISION
2		REVISION
3		REVISION
4		REVISION
5		REVISION
6		REVISION
7		REVISION
8		REVISION
9		REVISION
10		REVISION
11		REVISION
12		REVISION
13		REVISION
14		REVISION
15		REVISION
16		REVISION
17		REVISION
18		REVISION
19		REVISION



DATE: 05.16.2025  
DRAWN BY: LAF  
CHECKED BY: JAC  
PROJECT # C0200  
SHEET # 116  
DEMOLITION PLAN



2.09 AC  
BOOK:00174/PAGE:01706  
EXISTING USE: VACANT  
ZONING: OX-3-PL

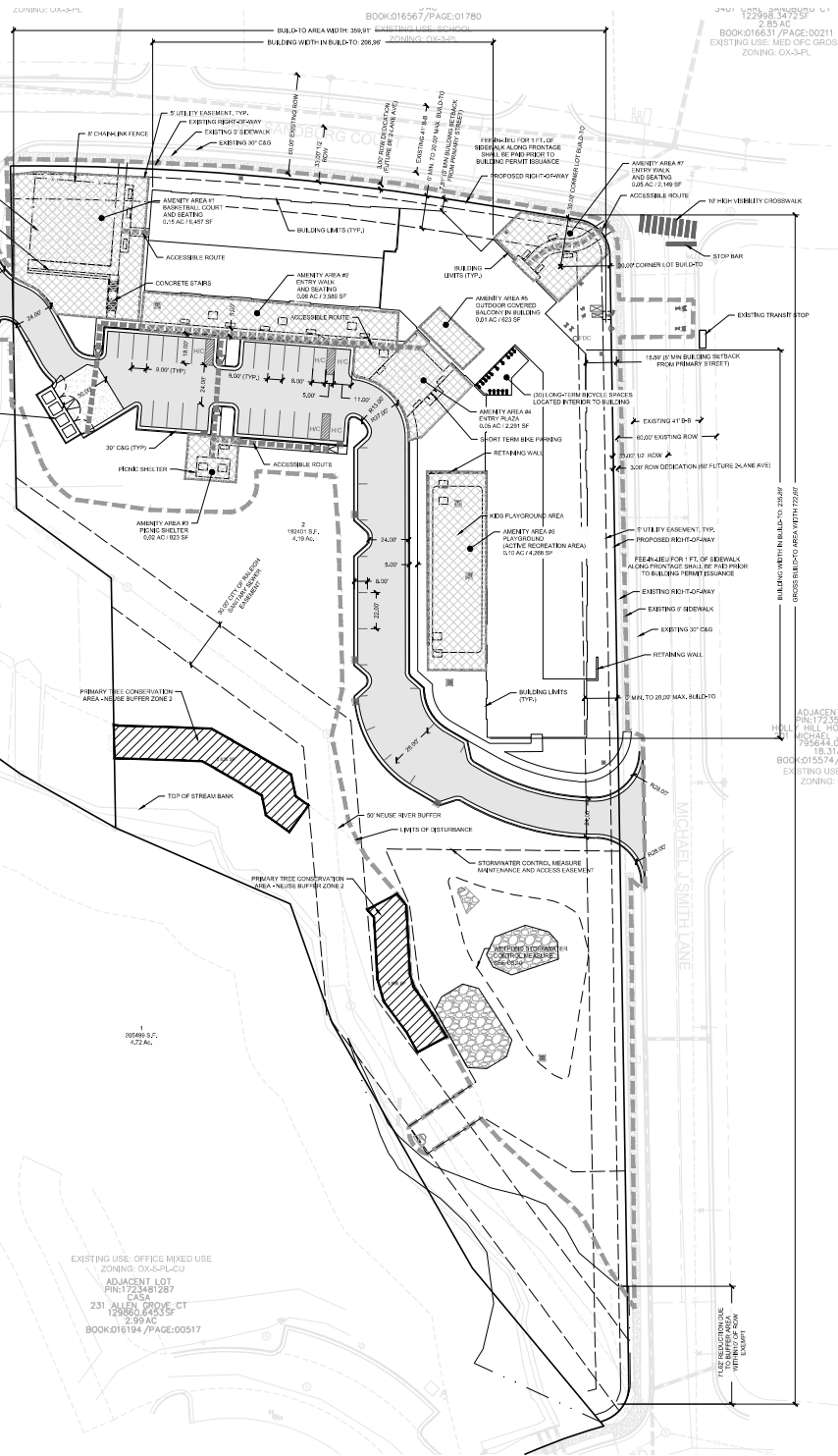
ADJACENT LOT:  
PINC:1723389917  
MOB: 781.501.1117  
D: 508.986.1117  
2.84 AC  
BOOK:01972/PAGE:00770  
EXISTING USE: MIXED OFFICE USE  
ZONING: OX-3-PL

ADJACENT LOT:  
PINC:1723389922  
PALMER, ELLIOTT B  
D: 508.986.1117  
2.84 AC  
BOOK:000331/PAGE:00-E-  
EXISTING USE: MIXED OFFICE USE  
ZONING: OX-3-PL

ADJACENT LOT:  
PINC:1723389538  
COLSON & COLSON LLC  
Sec. 3.2.4, Apartment

	OX, OX, NX, CX, DX	OX
<b>A. Lot Dimensions</b>		
A1. Area (acres)	2.840 ac	n/a
A2. Area (sq ft)	123,899 sq ft	n/a
A3. Width (feet)	n/a	n/a
A4. Depth (feet)	n/a	n/a
<b>B. Building/Structure Setbacks</b>		
B1. From primary street (feet)	5'	5'
B2. From side street (feet)	5'	5'
B3. From side lot line (feet)	0' or 5'	0' or 5'
B4. From rear lot line (feet)	0' or 5'	0' or 5'
B5. From alley (feet)	4' or 20' min.	4' or 20' min.
<b>C. Parking Setbacks</b>		
C1. From primary street (feet)	10'	10'
C2. From side street (feet)	10'	10'
C3. From side lot line (feet)	0'	0'
C4. From rear lot line (feet)	0'	0'
C5. From alley, garage only (feet)	4'	4'

ADJACENT LOT:  
PINC:1723389538  
SUNNYBROOK LAND LLC  
217 SUNNYBROOK RD



LINE TYPE	DESCRIPTION
1	PROPOSED BUILDING
2	PROPOSED PARKING
3	PROPOSED SIDEWALK
4	PROPOSED DRIVEWAY
5	PROPOSED DRIVEWAY
6	PROPOSED DRIVEWAY
7	PROPOSED DRIVEWAY
8	PROPOSED DRIVEWAY
9	PROPOSED DRIVEWAY
10	PROPOSED DRIVEWAY
11	PROPOSED DRIVEWAY
12	PROPOSED DRIVEWAY
13	PROPOSED DRIVEWAY
14	PROPOSED DRIVEWAY
15	PROPOSED DRIVEWAY
16	PROPOSED DRIVEWAY
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27	PROPOSED DRIVEWAY
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LINE TYPE	DESCRIPTION
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ADJACENT LOT:  
PINC:1723389575  
HOLLY HILL, HOSPITAL LLC  
MICHAEL J. SMITH LN  
18.31 AC  
BOOK:01574/PAGE:00573  
EXISTING USE: HOSPITAL  
ZONING: OX-3-PL

ADJACENT LOT:  
PINC:1723389575  
HOLLY HILL, HOSPITAL LLC  
MICHAEL J. SMITH LN  
18.31 AC  
BOOK:01574/PAGE:00573  
EXISTING USE: HOSPITAL  
ZONING: OX-3-PL

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EXISTING USE: HOSPITAL  
ZONING: OX-3-PL

ADJACENT LOT:  
PINC:1723389575  
HOLLY HILL, HOSPITAL LLC  
MICHAEL J. SMITH LN  
18.31 AC  
BOOK:01574/PAGE:00573  
EXISTING USE: HOSPITAL  
ZONING: OX-3-PL

1723389917  
GREAT DISMAL EMPIRE  
3451 CHURCH ST  
17101  
4.92 AC  
BOOK:01871/PAGE:0  
EXISTING USE: VACANT  
ZONING: OX-3-PL

- SITE LEGEND:**
- PROPOSED BUILDING
  - PROPOSED AMENITY AREA
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED BRICK SIDEWALK
  - PROPOSED HEAVY DUTY PAVEMENT
  - PROPOSED CONCRETE PAVERS
  - PROPOSED GRAVEL
  - PROPOSED CURB & GUTTER
  - PROPOSED STOP BAR
  - PROPOSED CROSSWALK
  - PROPOSED 8' WIDE STANDARD CROSSWALK
  - PROPOSED 10' WIDE HIGH VISIBILITY CROSSWALK
  - PROPOSED SKIN
  - PROPOSED ADA PARKING SPACE
  - PROPOSED RECYCLED WALL
  - PROPOSED CURB WALL
  - PROPOSED WHEEL STOP
  - PROPOSED GRAVEL TRAIL
  - PROPOSED ASPHALT TRAIL
  - PROPOSED TREELINE
  - PROPOSED FENCE
  - PROPOSED VEHICLE GATE (X WIDE)
  - PROPOSED LIGHT
  - PROPOSED BIKE RACK
  - PROPOSED BENCH
  - PROPOSED ROLLAD
  - PROPOSED PEDESTRIAN STEEL PLATE
  - LIMITS OF DISTURBANCE

**NOTES:**  
1. SEE SHEET C-1 FOR GENERAL AND SITE NOTES.

**SITE DATA**

PROJECT NAME: 205 MICHAEL J. SMITH LN  
SITE ADDRESS: WAKE  
COUNTY: 172340756  
PARCEL OWNER: CANA  
PARCEL AREA: 4.92 AC / 188,004 SF  
TOTAL SITE GROSS ACRES: 4.92 AC / 188,004 SF  
NET ACRES: 4.92 AC / 188,004 SF  
CURRENT ZONING: OX-3-PL  
EXISTING LAND USE: VACANT  
PROPOSED LAND USE: MULTIFAMILY HOUSING  
FLOOD HAZARD: N/A  
DEVELOPMENT TYPE: APARTMENT  
MAX BUILDING HEIGHT: 35'  
PROPOSED BUILDING HEIGHT: 35'  
TOTAL BUILDING GROSS FLOOR AREA: 102,779 SF  
PROPOSED NUMBER OF LOTS: 1  
PROPOSED NUMBER OF UNITS: 100  
1 BEDROOM: 80  
2 BEDROOM: 25  
3 BEDROOM: 6  
TOTAL LIMITS OF DISTURBANCE: 2.04 AC / 129,430 SF  
EXISTING IMPERVIOUS AREA: 9,400 SF  
PROPOSED IMPERVIOUS AREA: 5,410 SF / 14,340 SF  
AMENITY AREA REQUIRED: 5.42 AC / 18,240 SF  
AMENITY AREA PROVIDED: 5.42 AC / 18,240 SF

**BUILDING/STRUCTURE SETBACKS**  
FROM PRIMARY STREET (MIN): REQUIRED: 5'; PROVIDED: 7'  
FROM SIDE STREET (MIN): REQUIRED: 5'; PROVIDED: N/A  
FROM SIDE LOT LINE (MIN): REQUIRED: 5' OR 6'; PROVIDED: 8'  
FROM REAR LOT LINE (MIN): REQUIRED: 5' OR 6'; PROVIDED: 15'  
FROM ALLEY (MIN): REQUIRED: 4' OR 20'; PROVIDED: N/A  
**PARKING SETBACKS**  
FROM PRIMARY STREET (MIN): REQUIRED: 15'; PROVIDED: 100'  
FROM SIDE STREET (MIN): REQUIRED: 15'; PROVIDED: N/A  
FROM SIDE LOT LINE (MIN): REQUIRED: 5'; PROVIDED: 40'  
FROM REAR LOT LINE (MIN): REQUIRED: 5'; PROVIDED: 100'  
FROM ALLEY (MIN): REQUIRED: 5'; PROVIDED: N/A  
**BUILDING REQUIREMENTS (MINIMUMS) - SEE SHEET C-1 FOR GENERAL AND SITE NOTES**  
BUILDING HEIGHT (MINIMUM): 35'  
BUILDING WIDTH (MINIMUM): 50'  
SIDE STREET BUILD-TO (MINIMUM): 35'  
BUILDING WIDTH IN USE BUILD-TO (MINIMUM): 25'  
**PARKING DATA**  
REQUIRED PARKING: 119 SPACES  
PROPOSED PARKING: 37 SPACES  
TOTAL PARKING: 156 SPACES  
SHORT-TERM BIKE PARKING REQUIRED: 5 SPACES  
LONG-TERM BIKE PARKING REQUIRED: 5 SPACES  
LONG-TERM BIKE PARKING PROVIDED: 30 SPACES

**BUILD-TO CALCULATIONS**

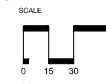
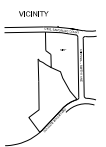
CARL SANDORING CT	389.91
BUILD-TO HEIGHT	174.06
REQUIRED (50%)	205.46
PROVIDED	205.46
MICHAEL J. SMITH LANE	122.00
GROSS BUILD-TO HEIGHT	650.00
NET BUILD-TO HEIGHT (EXEMPTIONS)	325.00
REQUIRED (50%)	162.50
PROVIDED	162.50

\* BUILD-TO REQUIREMENTS FOR MICHAEL J. SMITH LANE HAVE BEEN ALTERED PER VARIANCE UNDER BOARD OF ADJUSTMENT CASE 2019-00022. SEE SHEET C-2 FOR GENERAL NOTES FOR BOARD APPROVAL.



FIRM LICENSE: P-2187

No.	Date	Description
1	10/1/2020	1. PRELIMINARY COMMENTS
2	10/1/2020	2. PRELIMINARY COMMENTS
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100	10/1/2020	100. PRELIMINARY COMMENTS



SCALE: 1" = 30'

ARROW



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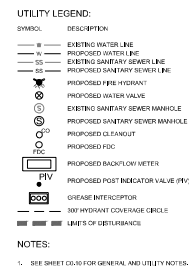
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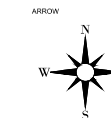
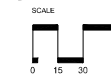
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DATE: 10/





FIRM LICENSE: P-2187

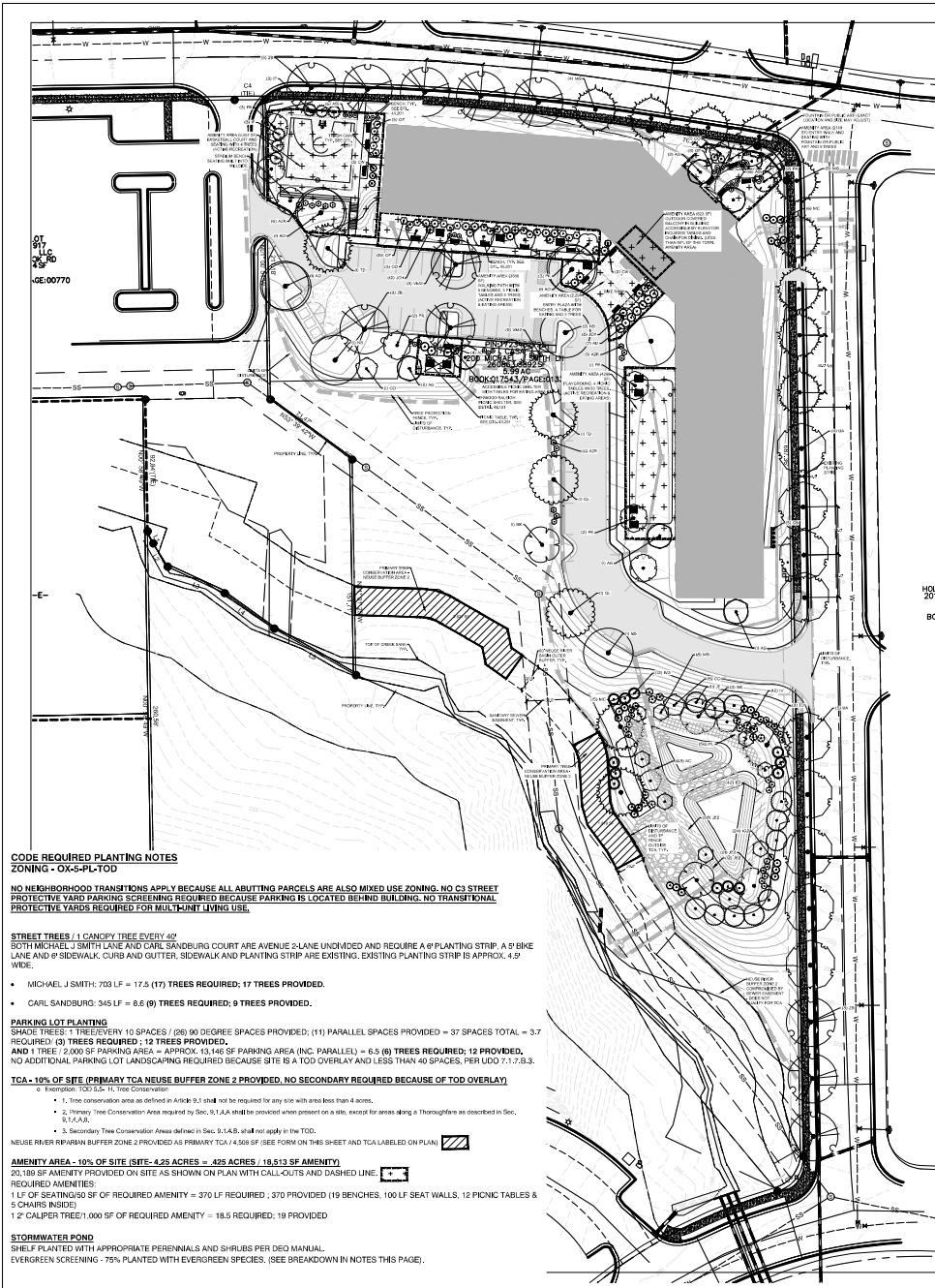


DATE: 05.18.2022  
CHECKED BY: LAP  
DRAWN BY: LAP  
PROJECT: KING'S RIDGE APARTMENTS (AFFORDABLE HOUSING)

SHEET TITLE  
UTILITY PLAN

C6.00





CODE REQUIRED PLANTING NOTES  
ZONING - OX-5-PL-TOD

NO NEIGHBORHOOD TRANSITIONS APPLY BECAUSE ALL-ABUTTING PARCELS ARE ALSO MIXED USE ZONING. NO C3 STREET PROTECTIVE YARD PARKING SCREENING REQUIRED BECAUSE PARKING IS LOCATED BEHIND BUILDING. NO TRANSITIONAL PROTECTIVE YARDS REQUIRED FOR MULTI-UNIT LIVING USE.

STREET TREES / 1 CANOPY TREE EVERY 40'

BOTH MICHAEL J SMITH LANE AND CARL SANDBURG COURT ARE AVENUE 5-LANE UNDIVIDED AND REQUIRE A 6' PLANTING STRIP, A 9' BIKE LANE AND 6' SIDEWALK, CURB AND GUTTER, SIDEWALK AND PLANTING STRIP ARE EXISTING. EXISTING PLANTING STRIP IS APPROX. 4.9' WIDE.

- MICHAEL J SMITH: 703 LF = 17.5 (17) TREES REQUIRED; 17 TREES PROVIDED.
- CARL SANDBURG: 345 LF = 8.6 (8) TREES REQUIRED; 9 TREES PROVIDED.

PARKING LOT PLANTING

SHADE TREES: 1 TREE/EVERY 10 SPACES / (26) 90 DEGREE SPACES PROVIDED; (11) PARALLEL SPACES PROVIDED = 37 SPACES TOTAL = 3.7 REQUIRED; (3) TREES REQUIRED; 12 TREES PROVIDED.  
AND 1 TREE: 2,000 SF PARKING AREA = APPROX. 13,146 SF PARKING AREA (INC. PARALLEL) = 6.5 (6) TREES REQUIRED; 12 PROVIDED. NO ADDITIONAL PARKING LOT LANDSCAPING REQUIRED BECAUSE SITE IS A TOD OVERLAY AND LESS THAN 40 SPACES, PER UDD 7.1.7.2.3.

TCA - 10% OF SITE (PRIMARY TCA NEUSE BUFFER ZONE 2 PROVIDED, NO SECONDARY REQUIRED BECAUSE OF TOD OVERLAY)

- Exemption: TOD 5.5 - 11, Tree Conservation
- 1. Tree Conservation Area as defined in Article 3-1 shall not be required for any site with area less than 1 acre.
- 2. Primary Tree Conservation Area required by Sec. 3-1.1.A.A. shall be provided when present on a site, except for areas along a Thoroughfare as described in Sec. 3-1.1.A.A.
- 3. Secondary Tree Conservation Area defined in Sec. 3-1.4.B. shall not apply in the TOD.

NEUSE RIVER PARKING BUFFER ZONE 2 PROVIDED AS PRIMARY TCA / 4,506 SF (SEE FORM ON THIS SHEET AND TCA LABELED ON PLAN)

AMENITY AREA - 10% OF SITE (SITE: 4.26 ACRES = 426 ACRES / 18,513 SF AMENITY)

20,189 SF AMENITY PROVIDED ON SITE AS SHOWN ON PLAN WITH CALL-OUTS AND DASHED LINE.

REQUIRED AMENITIES:

- 1 LF OF SEATING/50 SF OF REQUIRED AMENITY = 370 LF REQUIRED / 370 PROVIDED (19 BENCHES, 100 LF SEAT WALLS, 12 PICNIC TABLES & 5 CHAIRS INDICED)
- 1 2" CALIPER TREE/1,000 SF OF REQUIRED AMENITY = 18.5 REQUIRED; 19 PROVIDED

STORMWATER POND

SELF PLANTED WITH APPROPRIATE PERENNIALS AND SHRUBS PER DEQ MANUAL.  
EVERGREEN SCREENING - 75% PLANTED WITH EVERGREEN SPECIES. (SEE BREAKDOWN IN NOTES THIS PAGE).

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINERS	INSTALL HEIGHT	MATURE HEIGHT	CROWN	QTY	REMARKS
	AG	Ambrosia x grandifolia 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	2" Cal.	BAB				6	along central leader
	BR	Betula nigra	River Birch	2" Cal.	BAB				4	single stem
	CD	Cercis canadensis 'Imperial'	Chopchop Texas Redbud	1.5" Cal.	BAB				10	single stem
	FR	Fraxinus chinensis 'Red Sun'	Red Sun Chinese Fraxinus	1.5" Cal.	BAB				8	single stem
	PK	Prunus serrulata 'Hakuro'	Kaessner Japanese Flowering Cherry	1.5" Cal.	Pin				3	single stem
	PA	Prunus x yedoensis 'Akonito'	Akonito Yoshino Cherry	2" Cal.	Pin				2	single stem
SHRUB TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINERS	INSTALL HEIGHT	MATURE HEIGHT	CROWN	QTY	REMARKS
	AO	Acer rubrum 'October Glory'	October Glory Red Maple	2" Cal.	BAB	10' min.	40-50'	35'	3	
	MS	Mossy Oak 'Glossy-leaved'	Downy Redwood	2" Cal.	BAB	10' min.	80+	35'	9	
	NS	Nyssa sylvatica 'Wildfire'	Black Gum	2" Cal.	BAB	10' min.	40-50'	35'	4	
	GL	Quercus lyrata	Overcup Oak	2" Cal.	BAB	10' min.	60-80'	40'	2	matching
	TD	Taxodium distichum	Bald Cypress	2" Cal.	BAB	10' min.	80+	35'	5	
	UA	Ulmus parviflora 'May'	Alfa Luccombe Elm	2" Cal.	BAB	10' min.	40-50'	35'	9	matching
	ZB	Zelkova serotina 'Burgundy Veil'	Burgundy Veil Zelkova	2" Cal.	BAB	10' min.	40-50'	35'	11	matching
EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINERS	INSTALL HEIGHT	MATURE HEIGHT	CROWN	QTY	REMARKS
	JE	Juniperus virginiana	Eastern Red Cedar	1.5" Cal.	Pin	6' minimum	30-40'		11	Evergreen
	MS	Magnolia virginiana	Sweet Bay	1.5" Cal.	Pin	6' minimum	25'		8	Evergreen
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINERS	INSTALL HEIGHT	MATURE SIZE		QTY	REMARKS
	AS1	Abutilon x grandifolium 'Shorewood'	Shorewood Gloriosa Abutilon	3 gal.	Pin				22	
	AD	Andromeda 'George L. Taylor'	George Taylor Andromeda	5 gal.	Pin				11	
	ADR	Andromeda 'Fashion'	Fashion Open Drape Andromeda	3 gal.	Pin				5	
	ON	Osmanthus 'Green Goddess'	Osmanthus 'Green Goddess' Camellia	5 gal.	Pin				9	
	GS	Glossy-leaved 'Green Goddess'	Jessamine Eggplant	1 gal.	Pin				9	
	JCH	Juniperus 'Compacta'	Dwarf Japanese Holly	3 gal.	Pin				20	
	HS2	Holly 'Holly'	Irish Holly	5 gal.	Pin	36"	5' x 5'		24	Evergreen
	IV	Ilex 'Vivid'	Spunkberry Winterberry	7 gal.	Pin				12	both male and female
	IV2	Ilex 'Vivid'	Yaupon Holly	3 gal.	Pin		15' x 5'		12	Evergreen
	IF	Ilex 'Astralis'	Foster's Holly	7 gal.	Pin				6	
	MC	Myrica cerifera	Wax Myrtle	5 gal.	Pin				21	EVERGREEN
	OF	Osmanthus 'Fragrant'	Fragrant Sweet Olive	5 gal.	Pin				23	
	VN2	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	5 gal.	Pin				12	
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINERS					
	AC	Andropogon 'Candida'	Candida Swamp Milkwort	1st	Flg			36" x 6"	83	
	ED	Eupatorium 'Daisy'	Dwarf Joe Pye Wood	4"	Pin			40" x 42"	42	
	HL	Hibiscus 'Lord Baltimore'	Lord Baltimore Swamp Hibiscus	4"	Pin			42" x 36"	36	
	J23	Juncus 'Blue'	Soft Rush	1st	Flg			33" x 6"	6	

PLANTING NOTES:

STREET TREES MUST BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH DETAIL TYP42 AND CHAPTER 2 OF THE CITY TREE MANUAL.

STORMWATER POND PLANTING:

91 SHRUBS AND TREES AROUND POND OF THOSE, TO ARE EVERGREEN = 75% EVERGREEN

RED CEDAR + 11

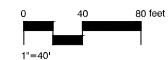
SWEET BAY MAGNOLIA - 8

INK BERRY HOLLY - 24

WAX MYRTLE - 15

TOTAL = 70

ADDITIONAL PLANTING NOTES ON SHEET L200.



General Notes

4	FOURTH SUBMITTAL	2022/05/05
3	THIRD SUBMITTAL	2022/04/07
2	SECOND SUBMITTAL	2022/03/02
1	FIRST SUBMITTAL	2021/12/15
No.	Revision/Issue	Date

Designed By:  
PROSPECT LANDSCAPE ARCHITECTURE  
227 GLASCOCK STREET  
RALEIGH, NC  
27604  
919-407-0025  
jprospectlandscape@gmail.com  
www.prospect-la.com

Project/Client:  
KING'S RIDGE AFFORDABLE HOUSING  
CASA

200 MICHAEL J SMITH LANE  
RALEIGH, NC 27610

Project	KING'S RIDGE	Sheet	PLANTING PLAN
Date	2021/12/15		
Scale	1:20		

L100





NORTH ELEVATION  
SCALE: 1/8"=1'0"

2



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

3



NORTH ENTRANCE ELEVATION  
SCALE: 1/8"=1'0"

1

NOT FOR CONSTRUCTION

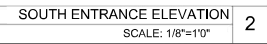
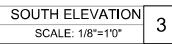
CASA  
Kings Ridge Apartments (Affordable Housing)  
Raleigh, NC

FOR  
REVIEW  
ONLY

PROJECT:	2006	DATE:	
ISSUE:	ADMINISTRATIVE	05.19.2022	
SITE REVIEW:			
REVISIONS:			
DRAWN BY:			
CHECKED BY:			
CONTENT:	EXTERIOR ELEVATIONS		

A3.01





A3.02





12/7/2021 4:05 PM:20210717.dwg - 2018.dwg



EAST ELEVATION  
SCALE: 1/8"=1'0"

NOT FOR CONSTRUCTION  
CASA KINGS RIDGE APARTMENTS (AFFORDABLE HOUSING) RALEIGH, NC  
FOR REVIEW ONLY  
PROJECT: 2006  
DATE: 05.19.2022  
ISSUE: ADMINISTRATIVE  
SITE REVIEW  
REVISIONS:  
DRAWN BY:  
CHECKED BY:  
CONTENT: EXTERIOR ELEVATIONS



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