

Appearance Commission

Design Alternate Application

The purpose of this request is to seek a Design Alternate from the Appearance Commission. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based on the applicable standard, as outlined in Sec. 10.2.18 of the UDO. **A preliminary subdivision plan, plot plan, or site plan must be submitted to Development Services prior to the submittal of a Design Alternate Application.**

PROJECT	Project Information		
	Project Name		Case Number
	PIN Number		Zoning District
	Property Address		
	City	State	ZIP
	Project Applicant Information		
	Name		Email
	Address		City
	State	Zip Code	Phone
	OWNER	Property Owner Information	
Name		Email	
Address		City	
State		Zip Code	Phone
Attorney Information			
ATTORNEY	Name		Email
	Address		City
	State	Zip Code	Phone
	REQUEST		
REQUEST	I am seeking a Design Alternate from the requirements set forth in the following:		
	UDO Article 8.3.2, 8.3.4, 8.3.5		See page 2 for findings
	UDO Article 8.4, 8.5, Raleigh Street Design Manual		See page 3 for findings

CHECKLIST	
Signed Design Alternate Application	Included
Page(s) addressing required findings	Included
Plan(s) and support documentation	Included
Notary page filled out by owner	Included
Stamped and addressed envelopes; corresponding mailing list per UDO Sec. 10.2.1.C.1.	Included
Fee - \$211.00	Included

SUBMITTAL INFORMATION

Submit all documentation, with the exception of the required addressed envelopes and notarized certification of owner to:

Carter Pettibone

Carter.pettibone@raleighnc.gov

(p) 919-996- 4642

Deliver the addressed envelopes and notarized certification of owner to:

Department of Planning and Development

One Exchange Plaza, Suite 300

Raleigh NC, 27601

UDO Section 8.3.2, 8.3.4, 8.3.5

Design Alternate Findings

The Appearance Commission may in accordance with Sec. 10.2.18.D approve a design alternate, subject to all of the following findings.

For design alternates related to block perimeter, please provide the exact linear footage and exhibit/depiction of the existing or proposed block.

1. The approved Design Alternate meets the intent of Sections 8.3.2, 8.3.4, and 8.3.5

2. The approved Design Alternate does not increase congestion or compromise safety;

3. The approved Design Alternate does not conflict with an approved or built roadway construction project adjacent to or in the vicinity of the site (no Design Alternate shall be approved when the City Council has authorized a roadway design project in the vicinity, where the roadway design has not yet been finalized); and

4. The Design Adjustment is deemed reasonable due to one or more of the following:
 - a. Given the existing physical environment, compliance is not physically feasible;

 - b. Compliance would not meaningfully improve connectivity;

 - c. Compliance is not compatible with adjacent uses[s]; or

 - d. The burden of compliance is not reasonable given the size of the site or the intensity of the development.

UDO Articles 8.4, 8.5 and RALEIGH STREET DESIGN MANUAL

Design Alternate Findings

The Appearance Commission may in accordance with Sec. 10.2.18.E approve a design alternate, subject to all of the following findings.

For design alternates related to block perimeter, please provide the exact linear footage and exhibit/depiction of the existing or proposed block.

1. The approved Design Alternate meets the intent of Articles 8.4 and 8.5 or the Raleigh Street Design Manual (if applicable);
2. The approved Design Alternate does not increase congestion or compromise safety;
3. The approved Design Alternate does not create additional maintenance responsibilities for the City;
4. The approved Design Alternate has been designed and certified by a Professional Engineer, or such other Design Professional licensed to design, seal, and certify the alternate;
5. The approved Design Alternate will not adversely impact stormwater collection and conveyance; and
6. The Design Alternate is deemed reasonable due to one or more of the following:
 - a. Given the existing physical environment, including but not limited to the following, compliance is not physically feasible:
 - i. An existing building would impede roadway expansion; or
 - ii. Transitioning from a different street section; or
 - b. The burden of compliance is not reasonable given the size of the site or intensity of the development.

City of Raleigh, NC Appearance Commission Application Instructions



PRE-APPLICATION MEETING

A pre-application meeting with City staff is required **prior to** the submittal of a Design Alternate Application. Please contact the Transportation Reviewer assigned to your Development Plan Application to schedule a Pre-application meeting. For general questions regarding the process to seek a Design Alternate, please contact Daniel.king@raleighnc.gov.

FILING FEE: \$211.00

SUBMITTAL REQUIREMENTS

Design Alternate Applications can be downloaded from City's official website [Design Alternate Process](#). An application will not be considered complete until **ALL** the following items have been submitted:

1. Payment of filing fee - All applications must be paid via check made out to the "City of Raleigh";
2. The most current version of your Development Plan highlighting the Design Alternates requested must be included with your application. If the Development Plan is amended, you must update the Design Alternate Application to include a copy of the most recent version of the Development Plan **no later than 15 business days prior to the evidentiary hearing on your Application.**
3. A list that includes the names and mailing addresses of the following: (1) owner(s) of the subject property included in the Application and (2) the owners of all property within 100 feet on all sides of the Subject Property, all as listed in the Wake County tax records at the time of submittal. Applicants may utilize the Label Creator tool located on the City's webpage <https://raleighnc.gov/board-adjustment>;
4. One (1) original hard copy of the signed and notarized Certification of Owner(s) or Applicant(s); and
5. Stamped (first class) and labeled envelopes addressed to the owner(s) of the Subject Property and the owners of all property within 100 feet on all sides of the Subject Property as noted on the required list. It is requested that the envelopes be self-sealing (peel and stick) and labeled with the following return address: Department of Planning and Development, City of Raleigh, P.O. Box 590, Raleigh, NC 27602-0590

**** Notarized Certification of Owner(s) or Applicant(s) and Stamped and Addressed Envelopes MUST be submitted by the filing deadline ****

FILING DEADLINES

Complete applications must be filed minimum a of 60 days prior to the date the Appearance Commission conducts the evidentiary hearing on the application. If the Development Plan is amended, you must update the Design Alternate Application to include a copy of the most recent version of the Development Plan no later than 15 business days prior to the evidentiary hearing on the application.

PUBLIC HEARING REQUIREMENT

The Raleigh Appearance Commission conducts evidentiary hearings on requests for Design Alternates. The Appearance Commission considers the application and the sworn testimony, and other relevant written and/or illustrative evidence entered into the record at the evidentiary hearing on the application.

Notification of the public hearing will take place by each of the following methods:

- **By Mail** – City Staff will prepare and mail a written notice to the owner(s) of the property (the “Subject Property”) included in the Design Alternate Application and the owners of all property within 100 feet on all sides of the Subject Property. This notice will be postmarked not more than 25 calendar days and no less than 10 calendar days prior to the date of the evidentiary hearing.
- **By Web** - Notice will be posted on the City’s official website no less than 10 calendar days prior to the date of the evidentiary hearing.
- **On-Site** - Notice will also be posted by City staff on the Subject Property at least 10 days prior to the date of the evidentiary hearing. ***NOTICE TO APPLICANT - The applicant must retrieve the posted sign the morning of the evidentiary hearing and return it to the City either at the evidentiary hearing or within three (3) business days following the evidentiary hearing or they will be charged \$45.00.***

QUASI-JUDICIAL EVIDENTIARY HEARING

You or your legal representative are **required** to attend and present your case before the Appearance Commission. The Appearance Commission will consider the application, any other relevant written and/or illustrative evidence entered into the record, including the Staff Report, and any sworn testimony, all at an evidentiary hearing. After the evidentiary hearing, the Appearance Commission will vote to approve, approve with conditions, or deny the application.

Appearance Commission meetings are typically held the 1st and 3rd Monday of each month in the City Council Chamber, Room 201 of the Raleigh Municipal Building located at 222 W. Hargett Street. Meetings begin at 4:30 p.m. unless otherwise specified.

The Appearance Commission conducts evidentiary hearings on Design Alternate Applications at its meeting on the 1st Thursday of each month.

The Appearance Commission conducts an evidentiary hearing and makes its decision based on the written and oral evidence in the record. Members of the Appearance Commission must refrain from *ex parte* communications (communications outside of the hearing itself) regarding upcoming or ongoing cases including the applicant and other members of the Appearance Commission. All testimony before the Appearance Commission must be “sworn” testimony; therefore, all persons wishing to speak on the matter must be sworn in

All applicants are advised to have an attorney represent them as this is a legal proceeding. Applicants that are entities, including governmental entities, corporations, LLCs, LLPs and Partnerships must be represented by an attorney. Engineers, architects, real estate agents, planners and other non-attorneys may only appear as witnesses; they may not appear on behalf of an applicant or those opposed to an application in a representative capacity. In addition, only an expert can testify regarding matters that require expert testimony such as impacts of proposed activities on property values, traffic, or stormwater runoff. Individuals opposed to an application may appear and represent themselves at the hearing (entities opposing an application, however, must be represented by an attorney as explained above).

ADDITIONAL INFORMATION:

The aforementioned is provided for informational purposes only. For further information, applicants are advised to consult the appropriate sections of the North Carolina General Statutes, the City Code, and the City’s Unified Development Ordinance (“UDO”).

For further information on the quasi-judicial hearing process, please review “A Citizen’s Guide to Evidentiary Hearings” available on the City’s website here:

<https://cityofraleigh0drupal.blob.core.usgovcloudapi.net/drupal-prod/COR14/EvidentiaryHearing.pdf>

NOTARIZED CERTIFICATION OF OWNER(S)

Owner Information

Name(s) North Hills Investment Partners LLC
Mailing Address 8311 Bandford Way, Suite 7, Raleigh, NC 27615
Telephone 919 971-9643
Fax N/A
Email jlassiter@pinellascorp.com
Project PIN/Address 1706175188, 1706173349, 1706173253, 1706171294, 1706163731.

I, Joseph C. Lassiter, the undersigned, being first duly sworn, depose and say that I voluntarily submitted this Board of Adjustment Application to the City of Raleigh; that I am the owner(s) of the property described and which is the subject matter of this Board of Adjustment Application; that all answers to the questions in this application, and all plans, sketches, data and other supplementary information attached to this application are honest and true to the best of my knowledge and belief. Submission of an incomplete or incorrect application may result in a delay in processing or the rejection of my application.

[NOTE: If the owner is a corporation, this must be signed by an authorized corporate officer; If the owner is a partnership, this must be signed by a general partner; If the owner is a limited liability company, this must be signed by the Manager for a manager managed LLC, or all the members for a member managed LLC.] For multiple owners, attach additional Notarized Certification of Owner(s) pages.

Date: 12/9/20

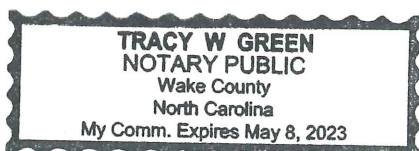
JCL
Signature

STATE OF NORTH CAROLINA
Wake COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing application for the purpose stated therein and in the capacity indicated:
Joseph C. Lassiter.

Date: December 9, 2020

[NOTARY SEAL]



Tracy W Green
Official Signature of Notary

Tracy W Green, Notary Public
Notary's Printed or Typed Name

My Commission expires: 5-8-2023

City of Raleigh

**ATTACHMENT TO
DESIGN ALTERNATE APPLICATION**

Property Address and PIN Number:

1. 5825 North Hills Drive, Raleigh, NC
PIN: 1706-17-5188
2. 716 W. Millbrook Road, Raleigh, NC
PIN: 1706-17-3349
3. 714 W. Millbrook Road, Raleigh, NC
PIN: 1706-17-3253
4. 724 W. Millbrook Road, Raleigh, NC
PIN: 1706-17-1294

Nature of the Request: Design Alternate to UDO Sections 8.4.1.B.1 and 2, 8.5.5.B. and 8.5.8.C.

On September 8, 1965, prior property owners, Sidney Lee Price and wife, Beatrice J. Price, recorded an Easement in favor of the City of Raleigh for Street Purposes over a portion of their property as further described in that Easement recorded in Book 1678, Page 107, Wake County Registry, and as further described in that map entitled “Right of Way for 30-inch Water Main from Six Fords Road to Shelly Road,” dated June 18, 1965, and recorded in Book of Maps 1965, Page 215, Wake County Registry (referred to herein as the “Right of Way Easement”).

The Right of Way Easement is located between 910 W. Millbrook Road and 5825 North Hills Drive.

Subsequent to the creation of the Right of Way Easement, W. Millbrook Road was realigned to its current configuration, making the Right of Way Easement a remnant of the old roadway alignment. The Right of Way Easement has never been developed as a public street.

The City indicated it would not permit a street connection from the Right of Way Easement onto North Hills Drive given the close proximity to the existing intersection of W. Millbrook Road and North Hills Drive. Any new connection would likely lead to increased congestion and safety hazards.

The City, however, classifies W. Millbrook as a 4-lane, divided avenue in the COR Street Plan. It is maintained by NCDOT. Given that the Right of Way Easement is a remnant of the old roadway alignment for W. Millbrook Road, the City has applied the same 4-lane, divided avenue classification to the Right of Way Easement. This means that the proposed development is required to make streetscape improvements along the Right of Way Easement so that it meets the standards of Article 8.4 and 8.5, unless the property owner is granted a Design Alternate to such standards.

Given that the Right of Way Easement is a remnant of an old roadway alignment, and given that the Right of Way Easement is not intended to be developed into a public street, the property owner of properties designated as PIN # 1706-17-5188, 1706-17-3349, 1706-17-3253, 1706-17-1294, and 1706-16-3731 requests the following design alternates for the portions of the project that front the Easement recorded in Book 1678, Page 107, Wake County Registry, and as further described in that map entitled “Right of Way for 30-inch Water Main from Six Fords Road to Shelly Road,” dated June 18, 1965, and recorded in Book of Maps 1965, Page 215, Wake County Registry: a design alternate to UDO Section 8.4.1.B.1 and 2, which requires that the project meet street type and streetscape standards of Article 8.4 and 8.5; a 104’ design alternate to UDO 8.5.5.B.A., which requires a 104’ right-of-way width; a 76’ design alternate to UDO 8.5.5.B.B., which requires a 76’ back-of-curb to back-of-curb; a 5’ design alternate to UDO 8.5.5.B.C. and 8.5.8.C.C., which requires a 5’ utility placement easement; a 2’ design alternate to UDO 8.5.5.B.D. and 8.5.8.C.D., which requires a 2’ maintenance strip; a 6’ design alternate to UDO 8.5.5.B.E. and 8.5.8.C.E., which requires a 6’ sidewalk; a 6’ design alternate to UDO 8.5.5.B.F. and 8.5.8.C.F., which requires a 6’ planting area; a 7.5’ design alternate to UDO 8.5.5.B.G., which requires a 7.5’ bike lane; an 11’ design alternate to UDO 8.5.5.B.H., which requires an 11’ travel lane; a 17’ design alternate to UDO 8.5.5.B.I., which requires a 17’ median; a design alternate to all general requirements in UDO 8.5.5.B. and 8.5.8.C., so that walkways, plantings, and tree spacing shall not be required; a 65’ design alternate to UDO 8.5.8.C.A., which requires a 65’ streetscape width; and a 20’/50’ design alternate to UDO 8.5.8.C.B., which requires a 20’/50’ building setback.

UDO Articles 8.4, 8.5 and RALEIGH STREET DESIGN MANUAL Design Alternate Findings

1. **The approved Design Alternate meets the intent of Articles 8.4 and 8.5 or the Raleigh Street Design Manual (if applicable);**
Response: The intent of Articles 8.4 and 8.5 is to provide the application of the street typology map and streetscapes for public streets to reflect the character and context of the area, as well as provide adequate travel lanes for vehicles, cyclists and pedestrians. The requested design alternates meet the intent of these Articles because the Right of Way Easement is not intended to be developed as a public street. It is a remnant of an old right of way alignment for W. Millbrook Road. Additionally, the City has indicated that connecting the Right of Way Easement to the intersection of W. Millbrook Road and North Hills Drive would be inappropriate. Since the Right of Way Easement area is not intended to be a public street, there is no necessity to provide for streetscapes and travel lanes.
2. **The approved Design Alternate does not increase congestion or compromise safety;**
Response: The requested design alternates do not increase congestion or compromise safety. The elimination of streetscapes and travel lanes along the Right of Way Easement increase traffic and pedestrian safety given the close proximity to the intersection of W. Millbrook Road and North Hills Drive.
3. **The approved Design Alternate does not create additional maintenance responsibilities for the City;**

Response: The requested design alternates will not increase maintenance responsibilities for the City over the Right of Way Easement given that no new roadway will be established.

4. **The approved Design Alternate has been designed and certified by a Professional Engineer, or such other Design Professional licensed to design, seal, and certify the alternate;**

Response: The requested design alternates have been designed and certified by Ben Williams, Priest, Craven & Associates, Inc.

5. **The approved Design Alternate will not adversely impact stormwater collection and conveyance; and**

Response: The requested design alternates will not adversely impact stormwater collection and conveyance given that no new public street with accompanying impervious area is proposed within the Right of Way Easement.

6. **The Design Alternate is deemed reasonable due to one or more of the following:**

- a. **Given the existing physical environment, including but not limited to the following, compliance is not physically feasible:**
 - i. **An existing building would impede expansion; or**
 - ii. **Transitioning from a different street section; or**
- b. **The burden of compliance is not reasonable given the size of the site or intensity of the development.**

Response: The requested design alternates are reasonable given that it is not physically feasible to connect the Right of Way Easement area to North Hills Drive due to the close proximity of the existing intersection at W. Millbrook Road and North Hills Drive.

Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

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: Transaction #: _____		Planning Coordinator: _____	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision transaction #: _____	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Sketch transaction #: _____	
<input checked="" type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: Z-41-19	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: 5825 North Hills			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): 5825 North Hills			
Site P.I.N.(s): 1706-17-1294, 1706-17-3349, 1706-17-3253, 1706-17-5188			
Please describe the scope of work. Include any additions, expansions, and change of use. Street and utility extensions to support the construction of 97 multi-family for sale units in 2 buildings.			
Current Property Owner/Developer Contact Name: Joseph Lassiter NOTE: please attach purchase agreement when submitting this form.			
Company: North Hills Investment Partners, LLC		Title: Development Manager	
Address: 8311 Badford Way, Suite 1, Raleigh 27615			
Phone #: 919-971-9643		Email: jlassiter@pinellascorp.com	
Applicant Name: Ben Williams			
Company: Priest, Craven & Associates, Inc		Address: 3803b Computer Drive, Suite 104, Raleigh 27609	
Phone #: 919-781-0300		Email: bwilliams@priestcraven.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): RX-4-PL-CU	Existing gross floor area (not to be demolished):
	Existing gross floor area to be demolished:
Gross site acreage: 5.52	New gross floor area: 222,343
# of parking spaces required: 205	Total sf gross (to remain and new): 222,343
# of parking spaces proposed: 219	Proposed # of buildings: 2
Overlay District (if applicable):	Proposed # of stories for each: 4
Existing use (UDO 6.1.4): VACANT AND SINGLE FAMILY	
Proposed use (UDO 6.1.4): MULTI-FAMILY CONDOMINIUMS	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.18 Square Feet: 7841	Proposed Impervious Surface: Acres: 3.21 Square Feet: 139,830
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Alluvial soils: _____ Flood stu _____ FEMA Map Panel #: 3720170600J	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS

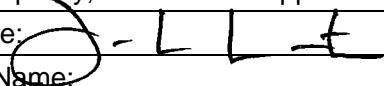
Total # of dwelling units: 97	Total # of hotel units:
# of bedroom units: 1br: 22 2br: 52 3br: 23 4br or more:	
# of lots: 4	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate Priest, Craven and Associates, Inc. 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 180 days of inactivity.

Signature: 	Date: June 10, 2020
Printed Name:	

VERTICAL DATUM - NAVD83
HORIZONTAL DATUM - NAD83

RALEIGH, NC



ASR - 0050 - 2020

5825 NORTH HILLS

ASR - 0050 - 2020

ADMINISTRATIVE SITE REVIEW DRAWINGS FOR A RESIDENTIAL CONDOMINIUM DEVELOPMENT

PROJECT STATISTICS

DEVELOPER NORTH HILLS INVESTMENT PARTNERS LLC
8311 BANDFORD WAY, SUITE 1
RALEIGH NC, 27615

TABLE OF LAND OWNERS							TABLE C1.1
PIN	OWNER	DEED BOOK	DEED PAGE	DEED ACRES	SURVEY ACRES	SITE ADDRESS	ZONING
1706-17-1294	WATKINS, BRETT E WATKINS, BELINDA	13693	2752	0.61	0.61	724 W MILLBROOK RD	RX-4-PL-CU
1706-17-3349	ANDERSON, KIRK D & ANDERSON, LISA S	3383	543	0.58	0.60	716 W MILLBROOK RD	RX-4-PL-CU
1706-17-3253	ANDERSON, KIRK D & ANDERSON, LISA S	3463	45	0.50	0.60	910 W MILLBROOK RD	RX-4-PL-CU
1706-17-5188	NORTH HILLS INVESTMENT PARTNERS LLC	17869	1448	4.10	3.71	5825 NORTH HILLS DR	RX-4-PL-CU
TOTALS				5.79	5.52		

EXISTING USE SINGLE FAMILY RESIDENTIAL AND VACANT
PROPOSED USE RESIDENTIAL CONDOMINIUMS
TOTAL NUMBER OF UNITS PROPOSED 47
RIVER BASIN NEUSE
FEMA FLOOD PANEL THIS SITE CONTAINS FEMA DESIGNATED FLOOD ZONES 1706J

AREA CALCULATIONS
GROSS AREA OF PROJECT BASED ON SURVEY 5.52 AC
AREA IN PUBLIC RIGHT-OF-WAY DEDICATION ALONG NORTH HILLS DRIVE 0.06 AC
NET SITE AREA 5.46 AC
MINIMUM LOT AREA IN THE RX ZONING DISTRICT FOR AN APARTMENT TYPE BUILDING 10,000 SF
OUTDOOR AMENITY AREA REQUIRED 0.55 AC
OUTDOOR AMENITY AREA PROVIDED 0.52 AC

BUILDING AREAS		BUILDING #2	
BUILDING #1		FIRST FLOOR	31,389 SF
FIRST FLOOR	26,405 SF	SECOND FLOOR	24,911 SF
SECOND FLOOR	25,516 SF	THIRD FLOOR	30,210 SF
THIRD FLOOR	25,376 SF	FOURTH FLOOR	30,210 SF
FOURTH FLOOR	25,376 SF	TOTAL	121,720 SF
TOTAL	102,753 SF		

TOTAL FLOOR AREA 224,473 SF

PARKING CALCULATIONS (UDO SECTION 7.1.2, TC-1(A)-20)

MULTI-UNIT LIVING			47 UN
1 BEDROOM	1 PER UNIT	22	22
2 BEDROOM	1.5 PER UNIT	78	78
3 BEDROOM	2.5 PER UNIT	29	57.5
GUEST PARKING	NOT REQUIRED		0
CLUB / FITNESS	1 PER 300 SF	1,500 SF	5
OUTSIDE RECREATION/POOL	1 PER 1000 SF	11,000 SF	11
	TOTAL		173.5

PARKING REDUCTIONS
CREDIT FOR RESIDENTIAL SPACES WITHIN 400' OF USE (UDO 6.7.3.G.7) 100%
SINCE ALL RESIDENTIAL SPACES ARE WITHIN 400' OF THE USE, NO SPACES ARE REQUIRED FOR THE CLUB, FITNESS OR OUTSIDE RECREATION AREA. TOTAL PARKING CREDITED PARKING SPACES = 14

TOTAL REQUIRED PARKING SPACES 160
TOTAL PROVIDED PARKING SPACES 218
HANDICAP PARKING SPACES PROVIDED 7

BICYCLE PARKING CALCULATIONS (UDO SECTION 7.1.2)

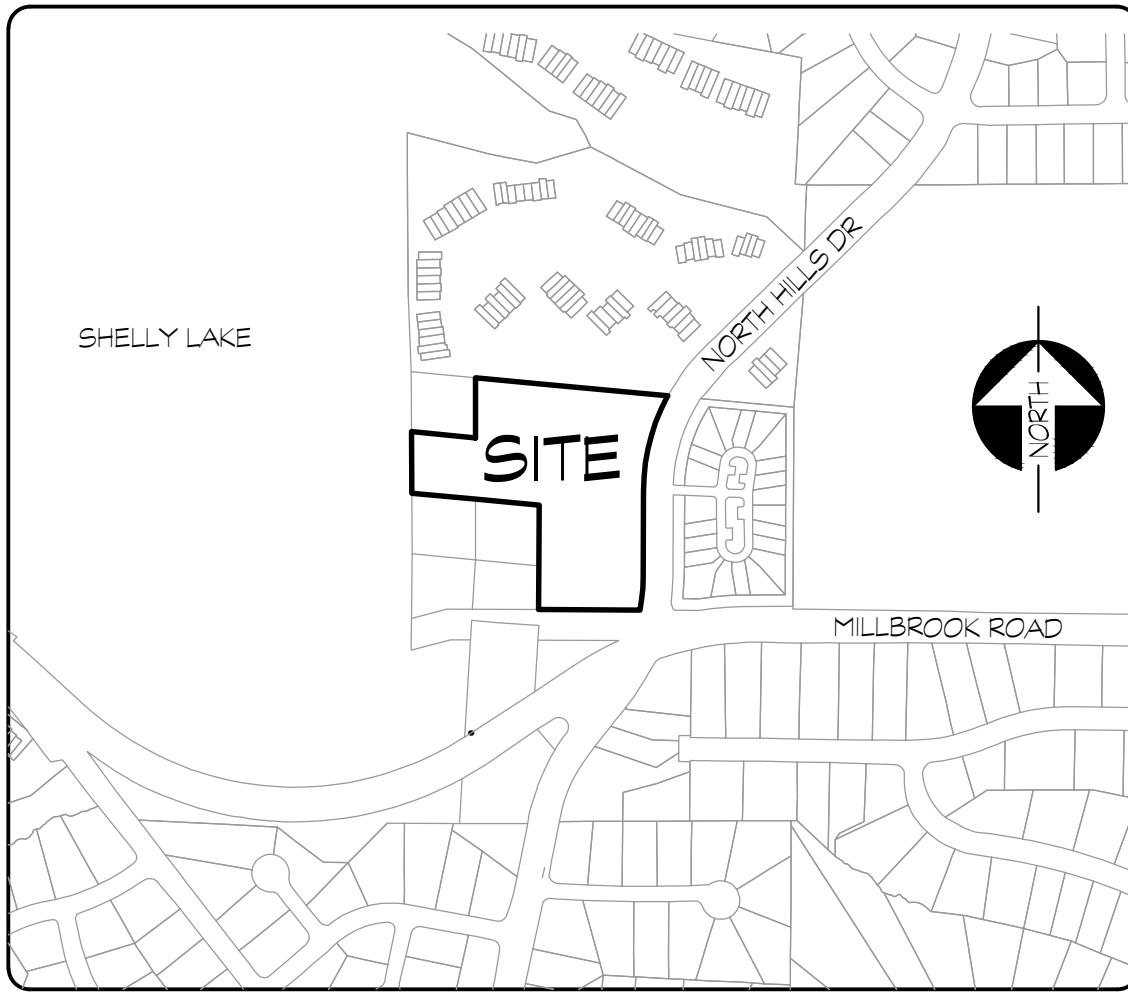
MULTI-UNIT LIVING			47 UN
SHORT TERM (RESIDENTIAL USE)	1 PER 20 UNITS		5
SHORT TERM (INDOOR RECREATIONAL USE)	1 PER 5000 SF, 4 MIN	1453 SF	4
SHORT TERM (OUTDOOR RECREATIONAL USE)	1 PER 5000 SF, 4 MIN	1453 SF	4
REQUIRED PARKING			13
PROVIDED PARKING (11 UNMOUNTED RACKS IN EACH BLDG ON PARKING LEVEL. EACH RACK HOLDS 2 BIKES)			60

BUILDING SETBACK AND BUILD-TO REQUIREMENTS		PARKING SETBACKS	
FROM PRIMARY STREET (MIN.)	5'	FROM PRIMARY STREET (MIN.)	10'
FROM SIDE STREET (MIN.)	5'	FROM SIDE STREET (MIN.)	10'
FROM SIDE LOT LINE (MIN.)	0' OR 6'	FROM SIDE LOT LINE (MIN.)	0' OR 3'
FROM REAR LOT LINE (MIN.)	0' OR 6'	FROM REAR LOT LINE (MIN.)	0' OR 3'
FROM ALLEY	4' OR 20'	FROM ALLEY	4'

BUILD-TO SEE BUILD-TO REQUIREMENTS OF THE PARKING LIMITED FRONTAGE FOR THIS ZONING DISTRICT	
PARKING LIMITED (-PL) REQUIREMENTS	REQUIRED
BUILD-TO	
PRIMARY STREET BUILD-TO MINIMUM (ALONG NORTH HILLS DRIVE)	5 FT
PRIMARY STREET BUILD-TO MAXIMUM (ALONG NORTH HILLS DRIVE)	100 FT
BUILDING WIDTH IN PRIMARY BUILD-TO MINIMUM	50%
SIDE STREET BUILD-TO MINIMUM (N/A FOR THIS PROJECT)	0 FT
SIDE STREET BUILD-TO MAXIMUM (N/A FOR THIS PROJECT)	100 FT
BUILDING WITH IN SIDE BUILD-TO MINIMUM	25%

IMPERVIOUS CALCULATIONS	
STREETS/PARKING	1.38 AC
SIDEWALK	0.21 AC
BUILDINGS	1.36 AC
RECREATION	0.25 AC
TOTAL	3.21 AC

OUTDOOR AMENITY AREA CALCULATIONS			
OUTDOOR AMENITY AREA REQUIRED	10.00%	23784 SF	0.55 AC
OUTDOOR AMENITY AREA PROVIDED		24303 SF	0.56 AC
POOL AND DECKING (POOL 24' X 65' & THE DECKING IS 9850 SF)		11410 SF	0.26 AC
AREAS NORTH OF BUILDING 2		2425 SF	0.06 AC
AREAS SOUTH OF BUILDING 2		1350 SF	0.03 AC
BALCONIES		9118 SF	0.21 AC



VICINITY MAP 1"=500'

SHEET INDEX

SHEET #	SHEET TITLE
C0.00	COVER SHEET
C1.00	EXISTING CONDITIONS & DEMOLITION PLAN
G1.00	GENERAL NOTES AND LEGENDS
C2.00	PRELIMINARY SUBDIVISION & TRANSPORTATION PLAN
C2.01	PRELIMINARY GROUND FLOOR SITE LAYOUT SHEET
C3.00	PRELIMINARY SITE UTILITY PLAN
C4.00	PRELIMINARY GRADING & DRAINAGE PLAN
C5.00	PRELIMINARY STORMWATER MANAGEMENT PLAN
C7.00	EXISTING STRIPING FOR NORTH HILLS DRIVE
C7.01	STRIPING AND WIDENING PLAN FOR NORTH HILLS DRIVE
LS1.00	PRELIMINARY CODE COMPLIANT LANDSCAPE PLAN
LS2.00	PRELIMINARY TREE CONSERVATION PLAN
LT1.00	PRELIMINARY SITE LIGHTING PLAN

OWNER / DEVELOPER:

NORTH HILLS INVESTMENT PARTNERS, LLC

C/O PINELLAS CORPORATION
8311 BANDFORD WAY SUITE 1, RALEIGH, NORTH CAROLINA 27615
(919) 971-9643 J.LASSITER@PINELLASCORP.COM

PLANS PREPARED BY:

PRIEST, CRAVEN & ASSOCIATES, INC.
PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B COMPUTER DRIVE, SUITE 104, RALEIGH, N.C. 27609
PHONE 919 / 781-0300 FAX 919 / 782-1288
EMAIL PCA@PRIESTCRAVEN.COM FIRM#: C-0488

DEVELOPMENT SERVICES

Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2486



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: Transaction #:	Planning Coordinator:
Building Type	Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input checked="" type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic
Subdivision transaction #: _____	
Sketch transaction #: _____	
Certificate of Appropriateness #: _____	
Board of Adjustment #: _____	
Zoning Case #: Z-41-19	
Administrative Alternate #: _____	

GENERAL INFORMATION	
Development name: 5825 North Hills	
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Property address(es): 5825 North Hills	
Site P.I.N.(s): 1706-17-1294, 1706-17-3349, 1706-17-3253, 1706-17-5188	
Please describe the scope of work. Include any additions, expansions, and change of use.	
Street and utility extensions to support the construction of 97 multi-family for sale units in 2 buildings.	

Current Property Owner/Developer Contact Name: Joseph Lassiter	
NOTE: please attach purchase agreement when submitting this form.	
Company: North Hills Investment Partners, LLC Title: Development Manager	
Address: 8311 Badford Way, Suite 1, Raleigh 27615	
Phone #: 919-971-9643	Email: jlassiter@pinellascorp.com
Applicant Name: Ben Williams	
Company: Priest, Craven & Associates, Inc. Address: 3803b Computer Drive, Suite 104, Raleigh 27609	
Phone #: 919-781-0300	Email: bwilliams@priestcraven.com

GENERAL NOTES:

- BOUNDARY INFORMATION TAKEN FROM A SURVEY BY THIS OFFICE.
- SITE TOPOGRAPHIC INFORMATION ARE TAKEN FROM A SURVEY BY THIS OFFICE.
- PLANIMETRIC DATA IS TAKEN FROM A COMBINATION OF A SURVEY BY THIS OFFICE AND 2011 AERIAL PHOTOS FROM WAKE COUNTY.
- WETLAND AND STREAM BUFFERS NOT LOCATED ON THESE PROPERTIES.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF RALEIGH, NCDOT, AND NCDENR STANDARDS AND SPECIFICATIONS.
- FEMA FLOOD ZONES ARE LOCATED ON THIS SITE.
- NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE TOWN OF WAKE FOREST, THE CITY OF RALEIGH PUBLIC UTILITIES, DEPARTMENT, AND NCDOT.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
- STRUCTURAL DESIGN OF ALL RETAINING WALLS TO BE PERFORMED BY OTHERS. RETAINING WALLS SHOWN ON THESE PLANS ARE FOR APPROXIMATE LOCATION PURPOSES ONLY.
- THE PRIMARY STREET FOR THIS PROJECT IS NORTH HILLS DRIVE.

Z-41-19 ZONING CONDITIONS:

- THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED ON THE PROPERTY SUBJECT TO THIS REZONING ORDINANCE SHALL BE 112 DWELLING UNITS.
- THE FOLLOWING PRINCIPAL USES AS DEFINED IN UDO SECTION 6.1.4 ALLOWED PRINCIPAL USE TABLE SHALL BE PROHIBITED: DORMITORY, FRATERNITY, SORORITY, SCHOOL, PUBLIC OR PRIVATE (K-12), DAY CARE, OFFICE, MEDICAL, OUTDOOR RECREATION, BED AND BREAKFAST, HOSPITALITY HOUSE, REMOTE PARKING LOT, PERSONAL SERVICE, EATING ESTABLISHMENT, RETAIL SALES.
- THE PORTION OF THE PROPERTY LOCATED ON THE SOUTH SIDE OF W MILLBROOK ROAD SHALL BE SUBJECT TO ACTIVE TREE PRESERVATION, EXCEPT FOR THOSE AREAS ENCUMBERED BY EASEMENTS IN FAVOR OF A GOVERNMENTAL ENTITY.
- NO BUILDING DEVELOPED ON THE PROPERTY SHALL CONTAIN MORE THAN THREE STORIES OF HABITABLE SPACE.
- A BUILDING MAY HAVE FOUR STORIES ONLY IF (I) AT LEAST ONE STORY IS USED EXCLUSIVELY FOR NON-HABITABLE SPACE, INCLUDING BUT NOT LIMITED TO PARKING, STORAGE, MECHANICAL EQUIPMENT, OR WASTE COLLECTION, AND (II) THE GROUND FLOOR ELEVATION OF THE LOWEST STORY IS BELOW THE AVERAGE GRADE AS MEASURED ALONG NORTH HILLS DRIVE.
- THIS CONDITION APPLIES TO THAT PORTION OF THE PROPERTY MEASURING AT LEAST 20 FEET IN WIDTH AS MEASURED ALONG THE PROPERTY'S COMMON BOUNDARY LINE WITH THAT PARCEL IDENTIFIED AS 'COMMON AREA' ON THE PLAT RECORDED IN BOOK OF MAPS 1974, PAGE 474 (PIN 1706-17-6117) (THE 'NORTHERN TRANSITION AREA'). FOR THOSE PORTIONS OF THE NORTHERN TRANSITION AREA WHERE LAND DISTURBING ACTIVITY OCCURS, SUCH AREAS SHALL BE REPLANTED AT THE FOLLOWING RATE: FIVE (5) SHADE TREES, FOUR (4) UNDERSTORY TREES AND TWENTY (20) SHRUBS PER 100 LINEAR FEET.
- ONE OF THE FOLLOWING PLANTING SCHEDULES SHALL APPLY TO THE PROPERTY'S FRONTAGE ALONG THE NORTH HILLS DRIVE RIGHT-OF-WAY:
 - IN THE EVENT THE POWER LINE IS LOCATED BELOW GROUND: 4 SHADE TREES, 2 UNDERSTORY TREES AND 15 SHRUBS PER 100 LINEAR FEET, WITHIN AN AREA MEASURING AN AVERAGE OF 15 FEET FROM THE RIGHT-OF-WAY OF NORTH HILLS DRIVE (BUT IN NO EVENT LESS THAN 10 FEET WIDE). ANY STREET TREES REQUIRED ALONG NORTH HILLS DRIVE, EVEN IF PLANTED WITHIN THE RIGHT-OF-WAY, SHALL COUNT TOWARD THE REQUIRED NUMBER OF SHADE TREES.
 - IN THE EVENT THE POWER LINE IS LOCATED ABOVE GROUND: 6 UNDERSTORY TREES AND 15 SHRUBS PER 100 LINEAR FEET, WITHIN AN AREA MEASURING AN AVERAGE OF 15 FEET FROM THE RIGHT-OF-WAY OF NORTH HILLS DRIVE (BUT IN NO EVENT LESS THAN 10 FEET WIDE). ANY STREET TREES REQUIRED ALONG NORTH HILLS DRIVE, EVEN IF PLANTED WITHIN THE RIGHT-OF-WAY, SHALL COUNT TOWARD THE REQUIRED NUMBER OF UNDERSTORY TREES.
- FOR THOSE PROPERTIES IDENTIFIED AS LOT 3E, LOT 3F AND LOT 3G, THERE SHALL BE NO PRINCIPAL BUILDING LOCATED WITHIN 215 FEET OF THE SHELLY LAKE PROPERTY (PIN 1706-08-7302).
- AS PART OF THE FIRST DEVELOPMENT PLAN FOR THE PROPERTY, THE DEVELOPER SHALL PROPOSE TO PROVIDE LEFT TURN LANES ON NORTH HILLS DRIVE TO SERVE MILL GREENS COURT AND THE SITE ACCESS FOR THE DEVELOPMENT ON THE SUBJECT PROPERTY. SUBJECT TO APPROVAL BY THE CITY OF RALEIGH, THE DEVELOPER SHALL PROVIDE THESE LEFT TURN LANES PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

PHASED QUANTITIES

	PHASE 1	PHASE 2
AREA	2.45 AC	2.51 AC
UNITS	45	52
PARKING SPACES	42	126
TREE SAVE	0.55 AC	0.00 AC
OUTDOOR AMENITY AREA	0.36 AC	0.20 AC
SEWER	0.08 LF	0 LF
WATER	842 LF	0 LF

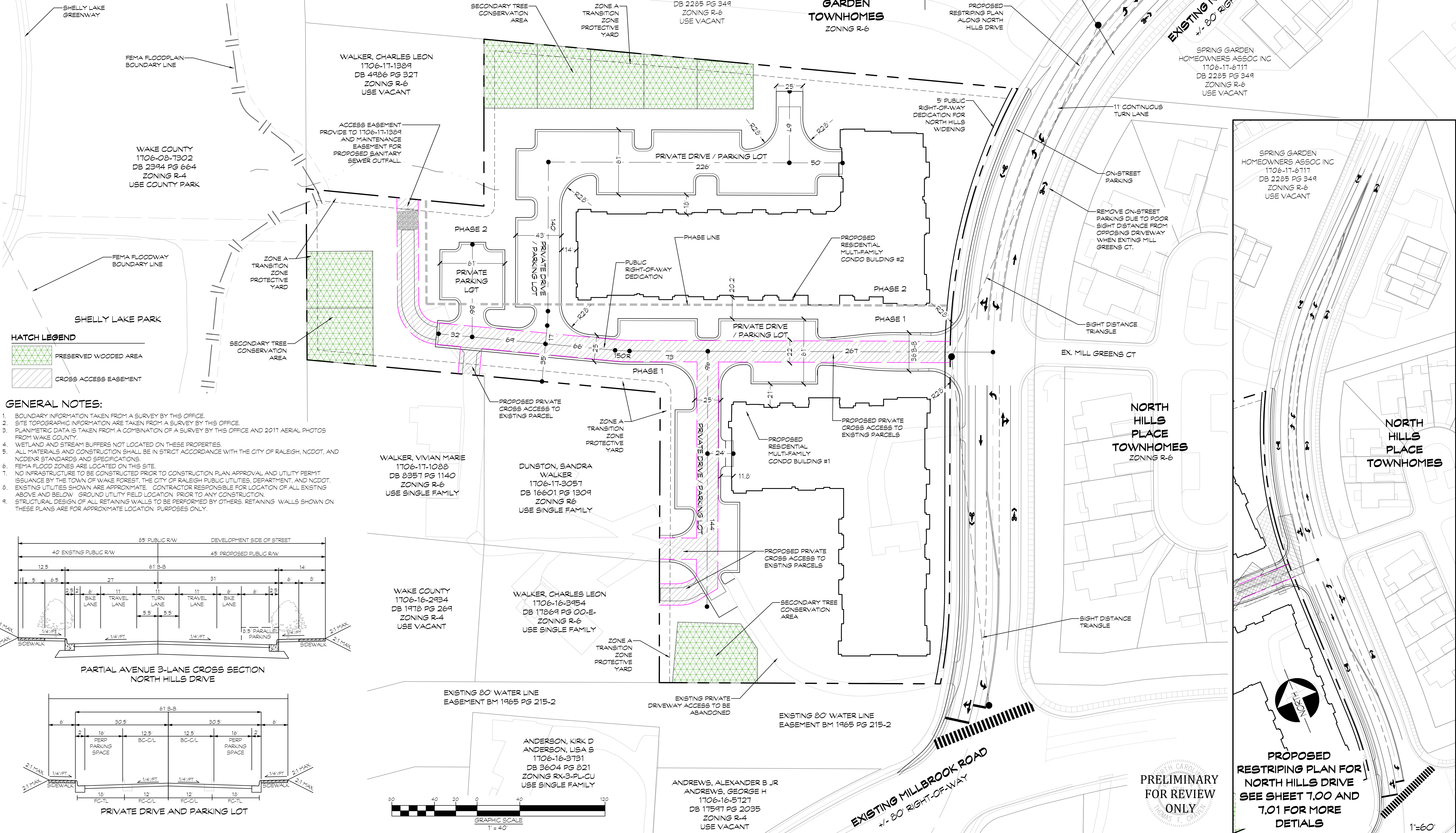
CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS

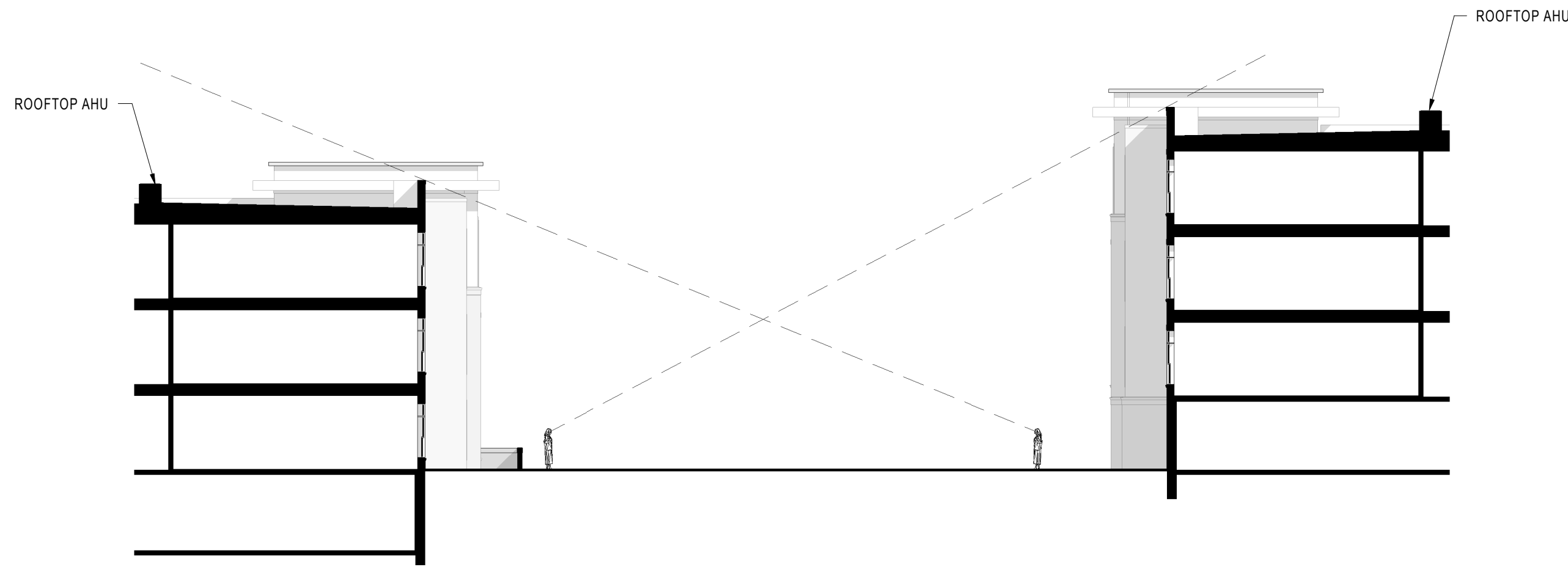
PRELIMINARY
FOR REVIEW
ONLY

REVISIONS:	SUBMITTAL DATE:	SHEET # C0.00
RELEASED FOR CONSTRUCTION DATE:		

TABLE OF LAND OWNERS							TABLE C1.1
PIN	OWNER	DEED BOOK	DEED PAGE	DEED ACRES	SURVEY ACRES	SITE ADDRESS	ZONING
1706-17-1294	WATKINS, BRETT E WATKINS, BELINDA	13693	2752	0.61	0.61	724 W MILLBROOK RD	RX-4-PL-CU
1706-17-3349	ANDERSON, KIRK D E ANDERSON, LISA S	3383	543	0.58	0.60	716 W MILLBROOK RD	RX-4-PL-CU
1706-17-3253	ANDERSON, KIRK D E ANDERSON, LISA S	3463	45	0.50	0.60	910 W MILLBROOK RD	RX-4-PL-CU
1706-17-5188	NORTH HILLS INVESTMENT PARTNERS LLC	17864	1448	4.10	3.71	5825 NORTH HILLS DR	RX-4-PL-CU
TOTALS				5.79	5.52		



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BUILDING 1 AND 2 AHU SIGHTLINES

1/16" = 1'-0"

3



BUILDING 1 NORTH ELEVATION

1/16" = 1'-0"

2

	AVERAGE GRADE CALCULATION FOR BUILDING 1					
	EXISTING			PROPOSED		
	HIGH	LOW	AVERAGE	HIGH	LOW	AVERAGE
NORTH PLANE	328.98	320.30	324.64	326.64	320.66	323.65
EAST PLANE	338.63	328.11	333.37	330.86	326.64	328.75
SOUTH PLANE	335.24	326.49	330.87	332.00	329.06	330.53
WEST PLANE	326.49	320.43	323.46	332.00	320.66	326.33
AVERAGE OF ALL WALL PLANES			328.08			327.32
PER SECTION 1.5.7.A.2 (TC-17-16 OF THE UDO, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF EXCLUDING PARAPET.						
AVERAGE GRADE IS DETERMINED BY CALCULATING THE AVERAGE OF THE HIGHEST AND LOWEST ELEVATION ALONG PRE-DEVELOPMENT GRADE OR IMPROVED GRADE (WHICHEVER IS MOST RESTRICTIVE) ALONG EACH BUILDING ELEVATION AND AVERAGING ALL ELEVATIONS.						
THE MORE RESTRICTIVE CONDITION OCCURS IN THE			PROPOSED	CONDITION WITH AN AVERAGE GRADE OF		327.32



BUILDING 1 WEST ELEVATION

1/16" = 1'-0"

1

NORTH HILLS INVESTMENT PARTNERS, LLC

NORTH HILLS DRIVE CONDO

NORTH HILLS DRIVE, RALEIGH, NC

JDAVIS

510 South Wilmington St. | Raleigh, NC 27601 | tel 919.835.1500

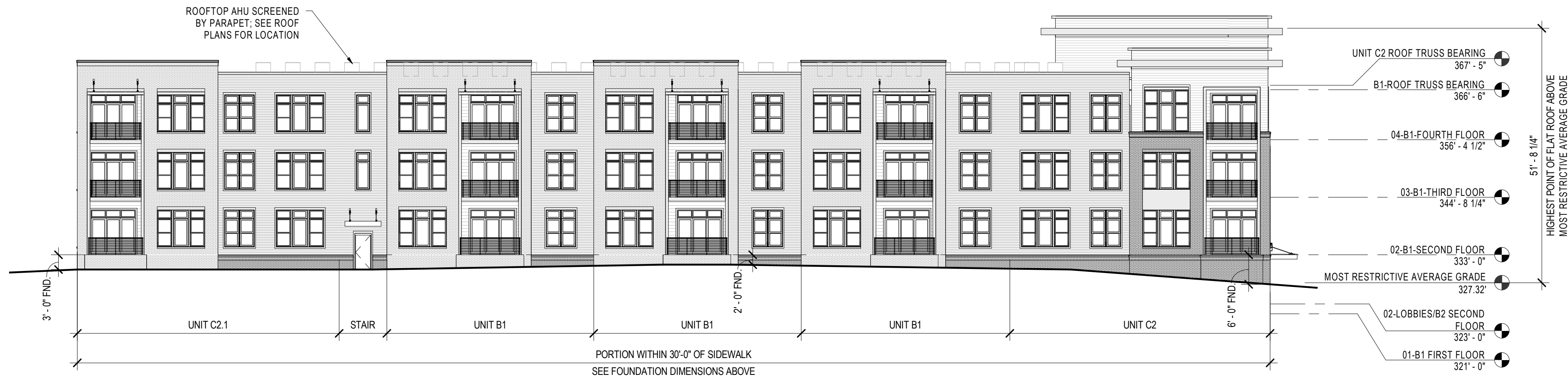
1218 Chestnut Street, 7th Floor | Philadelphia, PA 19107 | tel 215.545.0121

SITE
SUBMISSION

PROJECT:	20030	DATE
ISSUE:	SITE SUBMISSION	10/05/2020
REVISIONS:		
DRAWN BY:	Author	
CHECKED BY:	Checker	
CONTENT:	OVERALL ELEVATIONS - BUILDING	
	1	

A3.01

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BUILDING 1 EAST ELEVATION
1/16" = 1'-0"

1



BUILDING 1 SOUTH ELEVATION
1/16" = 1'-0"

2

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PROJECT:	20030	DATE
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CONTENT:	OVERALL ELEVATIONS - BUILDING	
	1	

A3.02

NORTH HILLS INVESTMENT PARTNERS, LLC
NORTH HILLS DRIVE CONDO
NORTH HILLS DRIVE, RALEIGH, NC

JDAVIS

510 South Wilmings St. | Raleigh, NC 27601 | tel 919.835.1500
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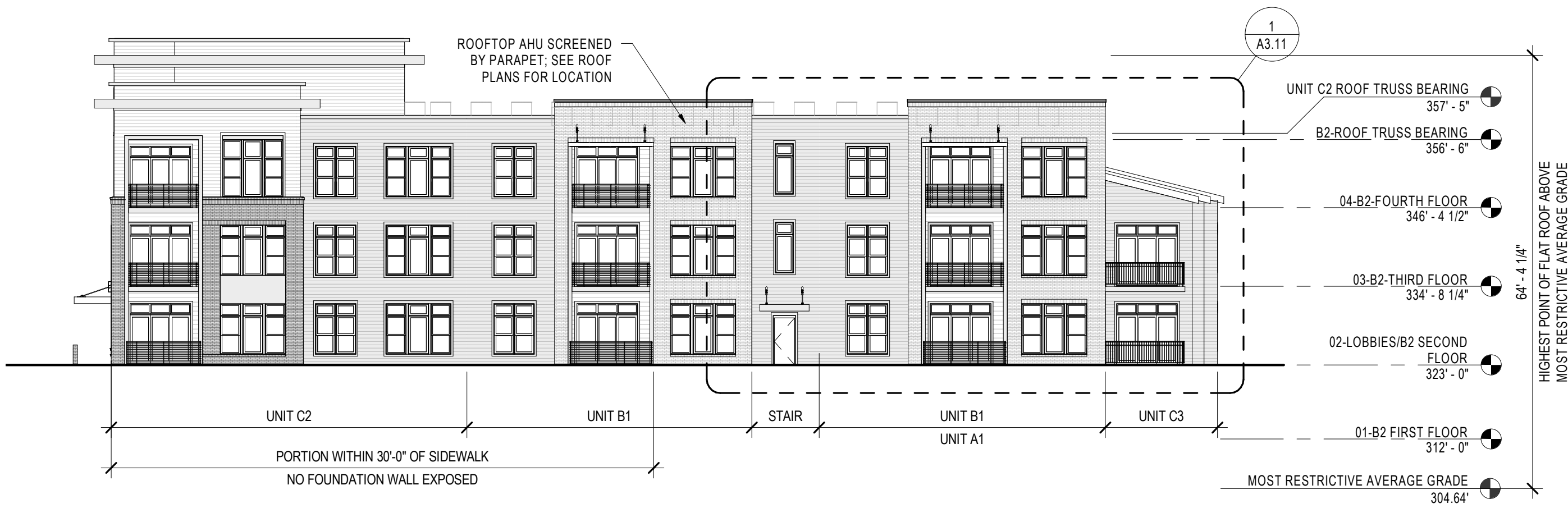
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	AVERAGE GRADE CALCULATION FOR BUILDING 2					
	EXISTING			PROPOSED		
	HIGH	LOW	AVERAGE	HIGH	LOW	AVERAGE
NORTH PLANE	311.49	288.89	300.19	320.24	304.88	312.56
EAST PLANE	316.06	308.19	312.12	323.00	320.24	321.62
SOUTH PLANE	317.70	302.93	310.32	323.00	309.60	316.30
WEST PLANE	302.93	288.91	295.92	318.02	309.60	313.81
AVERAGE OF ALL WALL PLANES			304.64			316.07
PER SECTION 1.5.7.A.2 (TC-17-16 OF THE UDO, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF EXCLUDING PARAPET.						
AVERAGE GRADE IS DETERMINED BY CALCULATING THE AVERAGE OF THE HIGHEST AND LOWEST ELEVATION ALONG PRE-DEVELOPMENT GRADE OR IMPROVED GRADE (WHICHEVER IS MOST RESTRICTIVE) ALONG EACH BUILDING ELEVATION AND AVERAGING ALL ELEVATIONS.						
THE MORE RESTRICTIVE CONDITION OCCURS IN THE			EXISTING	CONDITION WITH AN AVERAGE GRADE OF		304.64



BUILDING 2 SOUTH ELEVATION
1/16" = 1'-0"

2



BUILDING 2 EAST ELEVATION
1/16" = 1'-0"

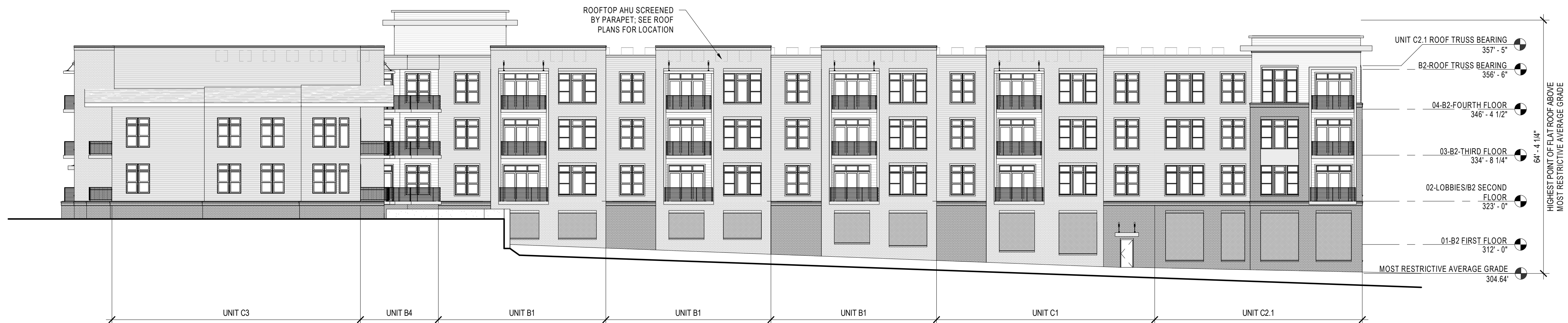
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SUBMISSION

PROJECT:	20030	DATE
ISSUE:	SITE SUBMISSION	10/05/2020
REVISIONS:		
DRAWN BY:	Author	
CHECKED BY:	Checker	
CONTENT:	OVERALL ELEVATIONS - BUILDING	
	2	

A3.03

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BUILDING 2 NORTH ELEVATION
1/16" = 1'-0"

2



BUILDING 2 WEST ELEVATION
1/16" = 1'-0"

1

NORTH HILLS INVESTMENT PARTNERS, LLC

NORTH HILLS DRIVE CONDO

NORTH HILLS DRIVE, RALEIGH, NC

JDAVIS

510 South Wilmings St. | Raleigh, NC 27601 | tel 919.835.1500

1218 Chestnut Street, 7th Floor | Philadelphia, PA 19107 | tel 215.545.0121

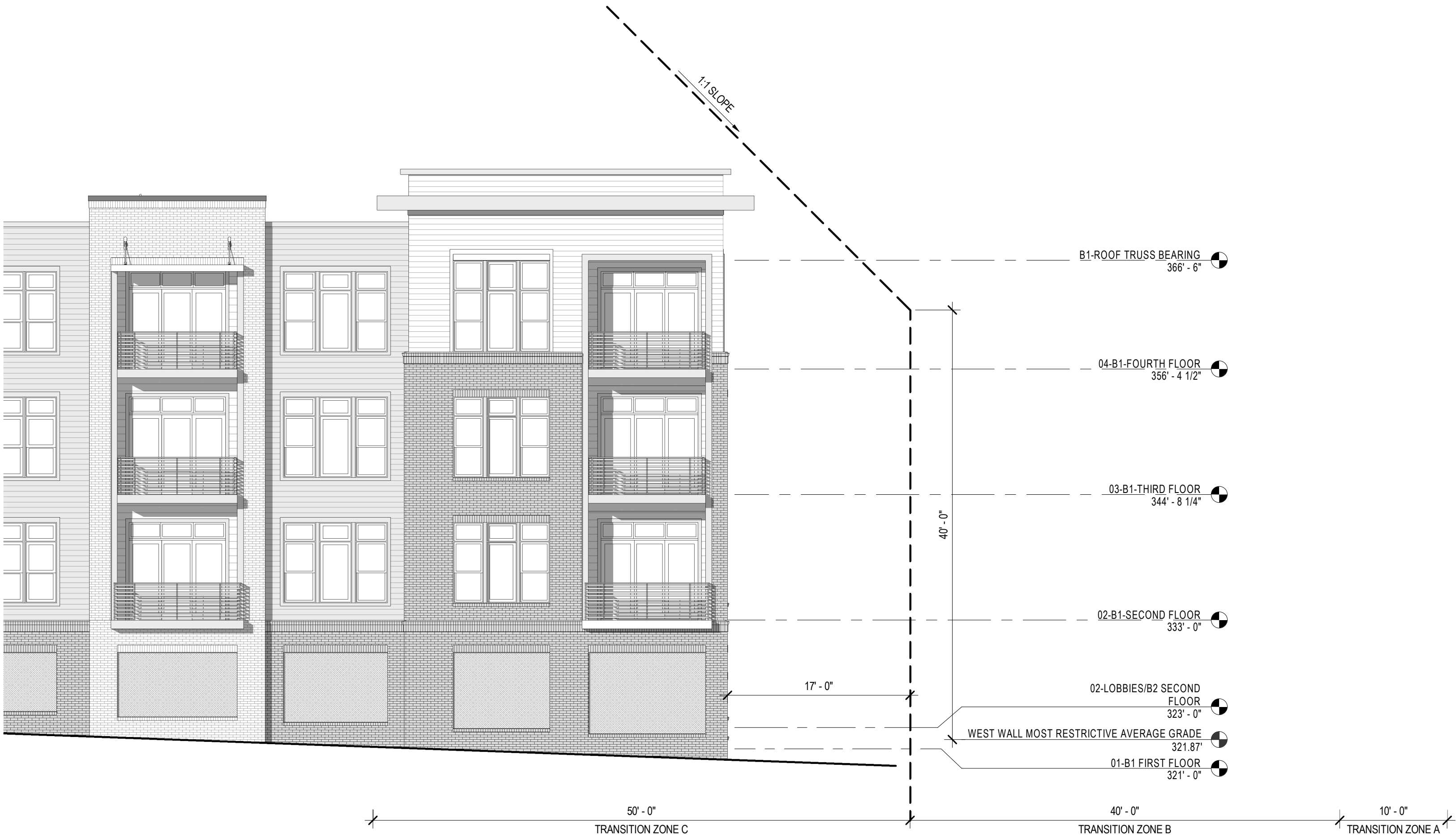
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SUBMISSION

PROJECT:		20030	DATE
ISSUE:		SITE SUBMISSION	10/05/2020
REVISIONS:			
DRAWN BY:		Author	
CHECKED BY:		Checker	
CONTENT:		OVERALL ELEVATIONS - BUILDING	
		2	

A3.04

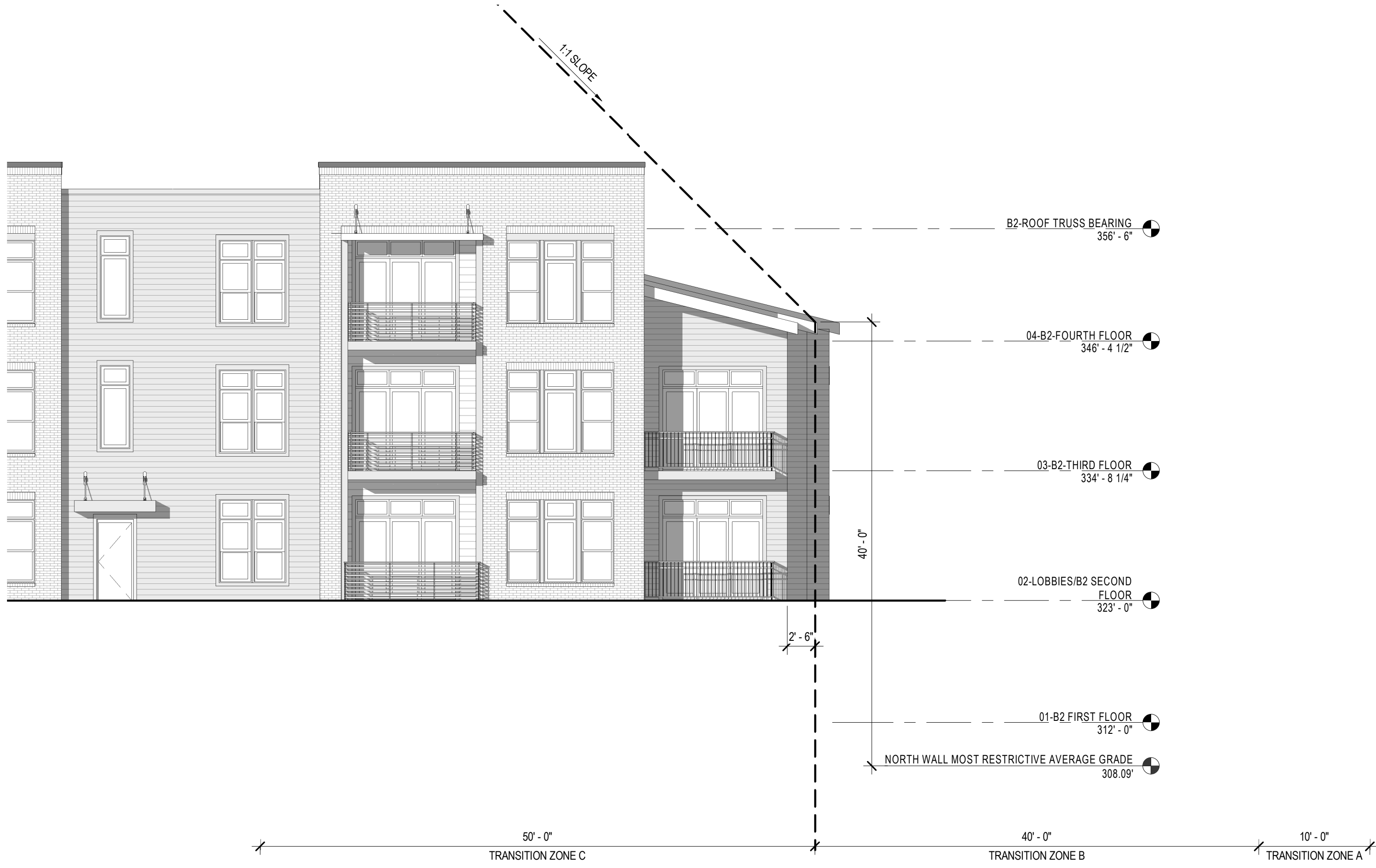
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	AVERAGE GRADE CALCULATION FOR BUILDING 1					
	EXISTING			PROPOSED		
	HIGH	LOW	AVERAGE	HIGH	LOW	AVERAGE
NORTH PLANE	328.98	320.30	324.64	326.64	320.66	323.65
EAST PLANE	338.63	328.11	333.37	330.86	326.64	328.75
SOUTH PLANE	335.24	326.49	330.87	332.00	329.06	330.53
WEST PLANE	326.49	320.43	323.46	332.00	320.66	326.33
AVERAGE OF ALL WALL PLANES			328.08	327.32		
PER SECTION 1.5.7.A.2 (TC-17-16 OF THE UDO, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF EXCLUDING PARAPET.						
AVERAGE GRADE IS DETERMINED BY CALCULATING THE AVERAGE OF THE HIGHEST AND LOWEST ELEVATION ALONG PRE-DEVELOPMENT GRADE OR IMPROVED GRADE (WHICHEVER IS MOST RESTRICTIVE) ALONG EACH BUILDING ELEVATION AND AVERAGING ALL ELEVAITONS.						
THE MORE RESTICTIVE CONDITION OCCURS IN THE	PROPOSED	CONDITION WITH AN AVERAGE GRADE OF				327.32



BUILDING ONE NORTH ELEVATION - ZONE B/C TRANSITION
1/8" = 1'-0"

	AVERAGE GRADE CALCULATION FOR BUILDING 2					
	EXISTING			PROPOSED		
	HIGH	LOW	AVERAGE	HIGH	LOW	AVERAGE
NORTH PLANE	311.49	288.89	300.19	320.24	304.88	312.56
EAST PLANE	316.06	308.19	312.12	323.00	320.24	321.62
SOUTH PLANE	317.70	302.93	310.32	323.00	309.60	316.30
WEST PLANE	302.93	288.91	295.92	318.02	309.60	313.81
AVERAGE OF ALL WALL PLANES			304.64		316.07	
PER SECTION 1.5.7.A.2 (TC-17-16 OF THE UDO, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF EXCLUDING PARAPET.						
AVERAGE GRADE IS DETERMINED BY CALCULATING THE AVERAGE OF THE HIGHEST AND LOWEST ELEVATION ALONG PRE-DEVELOPMENT GRADE OR IMPROVED GRADE (WHICHEVER IS MOST RESTRICTIVE) ALONG EACH BUILDING ELEVATION AND AVERAGING ALL ELEVAITONS.						
THE MORE RESTICTIVE CONDITION OCCURS IN THE			EXISTING	CONDITION WITH AN AVERAGE GRADE OF		304.64



BUILDING TWO EAST ENLARGED - ZONE B/C TRANSITION
1/8" = 1'-0"

SITE
SUBMISSION

PROJECT:	20030	DATE
ISSUE:	SITE SUBMISSION	10/05/2020
REVISIONS:		
DRAWN BY:	Author	
CHECKED BY:	Checker	
CONTENT:	BUILDING HEIGHT AT TRANSITION ZONES	