Zoning: **OX-5-CU w/SRPOD**  
CAC: **Southwest**  
Drainage Basin: **Walnut Creek**  
Acreage: **12.9**  
Sq. Ft./Units: **121,905**

**Planner:** Daniel Stegall  
**Phone:** (919) 996-2712  
**Applicant:** White Oak Properties Inc  
**Phone:** (919) 821-4665
When submitting plans, please check the appropriate building type and include the Plan Checklist document.

<table>
<thead>
<tr>
<th>BUILDING TYPE</th>
<th>FOR OFFICE USE ONLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached</td>
<td>General</td>
</tr>
<tr>
<td>Attached</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>Apartment</td>
<td>Open Lot</td>
</tr>
<tr>
<td>Townhouse</td>
<td></td>
</tr>
</tbody>
</table>

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #

**GENERAL INFORMATION**

Development Name: North Shore - Condominiums

Zoning District: OX-5-CU

Overlay District (If applicable): SRPOD

Inside City Limits? Yes ☐ No ☐

Proposed Use: Residential Condominium

Property Address(es): 1101 CAPABILITY DR

Major Street Locator: Avent Ferry Road

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

<table>
<thead>
<tr>
<th>P.I.N.</th>
<th>P.I.N.</th>
<th>P.I.N.</th>
<th>P.I.N.</th>
</tr>
</thead>
<tbody>
<tr>
<td>0793441668</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

What is your project type?

- ☐ Apartment
- ☐ Mixed Residential
- ☐ Duplex
- ☐ Other: Other, please describe: 

- ☐ Elderly Facilities
- ☐ Hospitals
- ☐ Religious Institutions
- ☐ Residential Condo
- ☐ Schools
- ☐ Shopping Center
- ☐ Shopping Center
- ☐ Retail
- ☐ Office
- ☐ Hotels/Motels
- ☐ Industrial Building
- ☐ Cottage Court

**WORK SCOPE**

Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.

Development of 19 residential condo buildings containing 150 DU. 12 buildings are existing, 2 under construction and 8 proposed. Site is located on NCSU Centennial Campus and was previously approved as GH-1-13

**DESIGN ADJUSTMENT OR ADMIN ALTERNATE**

Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE

none known

**CLIENT/DEVELOPER/OWNER**

- Company: White Oak Properties, Inc.
- Name (s): Roland Gammon
- Address: 21 Glenwood Avenue, #203 Raleigh, NC 27603
- Phone: 919-821-4665
- Email: roland@whiteoakinc.com
- Fax: N/A

**CONSULTANT**

- Name (s): Ken Thompson
- Company: JDavis Architects
- Address: 510 S. Wilmington St., Raleigh, NC 2760
- Phone: 919-835-1500
- Email: kent@jdamisarchitects.com
- Fax: 919-835-1510

WEB.raleighnc.gov

REVISION 05.13.16
### DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

<table>
<thead>
<tr>
<th>Zoning Information</th>
<th>Building Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning District(s) OX-5-CU</td>
<td>Proposed building use(s) Residential Condo</td>
</tr>
<tr>
<td>If more than one district, provide the acreage of each: N/A</td>
<td>Existing Building(s) sq. ft. gross 93,645</td>
</tr>
<tr>
<td>Overlay District SRPOD</td>
<td>Proposed Building(s) sq. ft. gross 121,905</td>
</tr>
<tr>
<td>Total Site Acres Inside City Limits [ ] Yes [ ] No 15.40 AC</td>
<td>Total sq. ft. gross (existing &amp; proposed) 215,550</td>
</tr>
<tr>
<td>Off street parking: Required 302 spaces Provided 338 spaces</td>
<td>Proposed height of building(s) +/- 54'</td>
</tr>
<tr>
<td>COA (Certificate of Appropriateness) case # n/a</td>
<td># of stories 3 &amp; 4 story</td>
</tr>
<tr>
<td>BOA (Board of Adjustment) case # A- n/a</td>
<td>Ceiling height of 1st Floor N/A</td>
</tr>
<tr>
<td>CUD (Conditional Use District) case # Z- Z-5-1987</td>
<td></td>
</tr>
</tbody>
</table>

### Stormwater Information

| Existing Impervious Surface 2.61 acres acres/square feet | Flood Hazard Area [ ] Yes [ ] No |
| Proposed Impervious Surface 5.45 acres acres/square feet | If Yes, please provide: |
| Neuse River Buffer [ ] Yes [ ] No Wetlands [ ] Yes [ ] No | Alluvial Soils YOS Flood Study |
| FEMA Map Panel # 0793 | |

### FOR RESIDENTIAL DEVELOPMENTS

1. Total # Of Apartment, Condominium or Residential Units 150
2. Total # Of Congregate Care Or Life Care Dwelling Units n/a
3. Total Number of Hotel Units n/a
4. Overall Total # Of Dwelling Units (1-6 Above) 150
5. Bedroom Units: 1br 46 2br 71 3br 33 4br or more
6. Infill Development 2.2.7 n/a
7. Open Space (only) or Amenity 69,699 sf
8. Is your project a cottage court? [ ] Yes [ ] No

### SIGNATURE BLOCK (Applicable to all developments)

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.

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

I have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed By Rolando Gammon, MGR P.W. Northshore, Inc.
Date 7.26.18

Signed ___________________________ ___________________________ Date ___________________________

Printed Name ___________________________
<table>
<thead>
<tr>
<th>General Requirements</th>
<th>YES</th>
<th>N/A</th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Administrative Site Review Application completed and signed by the property owner(s)</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. I have referenced the Administrative Site Review Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. Provide the following plan sheets:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a) Cover sheet: Includes general notes, owner’s name, contact’s name, telephone number, mailing address and email address</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c) Proposed Site Plan</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>d) Proposed Grading Plan</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>f) Proposed Utility Plan, including Fire</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>g) Proposed Tree Conservation Plan – For secondary Tree Conservation Areas, include two copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina register forester. If not required, provide City Code section on front cover.</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>h) Proposed Landscape Plan</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>j) Transportation Plan</td>
<td></td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6. Ten (10) sets of proposed plans to engineering scale (1&quot; = 20', 1&quot; =100', etc.), and date of preparation. For re-submittals – include all revision dates</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7. Minimum plan size 18&quot;x24&quot; not to exceed 36&quot;x42&quot;</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8. A vicinity map no smaller/less than 1&quot;=500’ and no larger than 1’=1000’ to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10. Digital copy of only the plan and elevations. Label the CD or flash drive with the plan name, case file number, and indicate the review cycle #.</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11. Wake County School Form, if dwelling units are proposed</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12. If applicable, zoning conditions adhered to the plan cover sheet</td>
<td></td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

-ZONING: 0X-5-CU. PER CLIENT RAMEYTA STATED REF ZONING CASE ON COVER.
BUILDINGS 12 & 13 SHALL HAVE THE FIXTURES INSTALLED AT 15’ STREET LIGHT NOTE: (4) POLE LIGHTS ON THE SOUTH SIDE OF 50’ 25’ 050’ 100’ LAKE RALEIGH

KTCODE COMPLIANT
CHECKED BY:
SB/CHK

SCREEN

FOR BMP

REVISIONS:
SCREEN
FOR BMP
FOR BMP
(17) IP (TYP)

NOTE: SEE CIVIL SHEETS

ICP (375357)

Administrative Site Review 08.02.2018

REFERENCE: Z-5-87

PROJECT:

FOR VPL
RESERVED FOR
USE: GROUP HOME (TAMMY LYNN CENTER)

ALL HVAC EQUIPMENT TO BE LOCATED ON TOP OF DB 10522/PG 0842

W I L L O W   M A R S H   P L A C E

20’ LIGHT RADIUS (TYP)

POND CREST COURT

DRY RIVER COURT

STATE OF NORTH CAROLINA

ZONING: OX-5-CU W/ SRPOD

POND #1

STATE OF NORTH CAROLINA

CONDOMINIUMS

PHASE I

CONDOMINIUMS

PHASE II

CONSTRUCTION DOCUMENTS.