



Administrative Approval Action

Case File / Name: ASR-0062-2024
DSLC - Blue Ridge Multifamily

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

LOCATION: The 3.62 gross acre site is located on the southeast corner of Lake Boone Trail and Blue Ridge Road, specifically 2500 Blue Ridge Road (PIN# 0785717617), and is zoned NX-7-CU.

REQUEST: This is a proposed multifamily development of 260 dwelling units in a seven story apartment building with a parking deck. The total proposed building size is 590,037 square feet. One access point will be to the north along the northeast corner connecting to Lake Boone Trail and a second at mid-point of the property connecting to Blue Ridge Road. An existing building on site will be demolished.

**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 23, 2025 by Mcadams.

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. Provide a lighting plan demonstrating compliance with section 7.4 of the UDO.
2. Engineering design of future Fairmeadow Comp Plan Streetscape. COR wants to determine impacts here and if slope easements would be required along southern property boundary. This may impact overall development footprint.
3. The application shall be signed by the property owners to the south or east of this development site if off-site work is to take place on the other properties.

Engineering

4. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.

Stormwater

5. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).



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6. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
7. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
8. Prior to SPR approval, obtain adjacent property owner(s) acknowledgement of increase in peak discharge at property line that ties into POA-1. Failure to provide proper documentation may require a revision of approved ASR.

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
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☒ **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:

Engineering

1. 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)

☒ **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:

General

1. Comply with all conditions of zoning case Z-06-24.

Engineering



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2. 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.

Public Utilities

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

Stormwater

4. 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).
5. 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

6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 10 large maturing street trees along Lake Boone Trail and 11 understory street trees along Blue Ridge Road.
7. A public infrastructure surety for 21 street trees 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

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

General

1. Demonstrate compliance with Zoning Condition number 6 of case Z-06-24 regarding provision of affordable housing units.
2. Final inspection of all right of way street trees by Urban Forestry Staff.

Stormwater

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
4. 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



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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: January 16, 2029

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: Keegan.McDonald@raleighnc.gov Digitally signed by Keegan.McDonald@raleighnc.gov
DN: E=Keegan.McDonald@raleighnc.gov,
CN=Keegan.McDonald@raleighnc.gov
Date: 2026.01.16 08:27:23-05'00' **Date:** 01/16/2026
Development Services Dir/Designee
Staff Coordinator: Jeff Caines

SITE PLAN NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND/OR NC DOT STANDARDS AND SPECIFICATIONS.
2. ALL DIMENSIONS SHOWN ON SITE PLAN ARE TO FACE UNLESS OTHERWISE NOTED.
3. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS: FINAL RULE 29CFR PART 1926, SUBPART "F" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
4. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL MAINTAIN ANY CLAIMS AND/OR ADDITIONAL COST RELATED TO THE SUBSTITUTION OF ALTERNATE EQUIPMENT.
5. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PILING PRIOR TO COMPLETION. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
6. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
7. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APURTANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
8. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
9. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH CITY OF RALEIGH STORMWATER AND EROSION CONTROL DEPARTMENT FOR EROSION CONTROL AND ENGINEERING INSPECTIONS PRIOR TO ANY WATER OR SEWER ABANDONMENT, REMOVAL OR INSTALLATIONS.

GENERAL NOTES:

1. OWNER RESERVES RIGHT TO ADJUST SITE IMPROVEMENTS AND MODIFY BUILDING FOOTPRINTS FROM THOSE SHOWN ON THIS PLAN.
2. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH PUBLIC WORKS, ENGINEERING INSPECTIONS DEPARTMENT (919) 996-4824, AND A REPRESENTATIVE OF THE ENGINEER AND OWNER.
3. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE SITE CONTRACTOR, AFTER PERMISSION BY EROSION CONTROL INSPECTOR.
4. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE AND ENGINEER IMMEDIATELY.

STORM DRAINAGE NOTES:

1. ALL STORM DRAINAGE PIPES SHOWN ARE TO BE CLASS III REINFORCED CONCRETE (RCP) UNLESS NOTED OTHERWISE.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF RALEIGH AND NC DOT STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCTURE WITH INSIDE WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-128 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
7. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL, OR OTHER OBSCURABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OF PROOF ROLLING.
8. MATERIALS DERIVED BY THE OWNER'S REPRESENTATIVE OR GEOTECHNICAL ENGINEER AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
9. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID, THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 90% OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100 PERCENT STANDARD PROCTOR.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.

DEMOLITION NOTES:

1. THE INFORMATION SHOWN WAS TAKEN FROM DESIGN DRAWINGS AND FIELD SURVEY WHEREVER POSSIBLE. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL DEMOLITION MATERIAL WILL BE REMOVED FROM THE SITE AND DISPOSED OF IN A PROPER LOCATION AND METHOD AS DESIGNATED BY THE LOCAL AUTHORITIES.
4. CONTRACTOR SHALL NOTIFY NC811 (811 OR 800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCAL SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
6. THE CONTRACTOR SHALL, AT ALL TIMES, KEEP THE PREMISES AND ADJACENT ROADWAYS FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIM, HIS EMPLOYEES OR HIS WORK. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.

GRADING NOTES:

1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. FOR NECESSARY PLAN OR GRADE CHANGES, NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION WAS NOT GIVEN.
2. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS: FINAL RULE 29CFR PART 1926, SUBPART "F" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND/OR NC DOT STANDARDS AND SPECIFICATIONS AS APPLICABLE. (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCAL SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
5. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH STORMWATER AND EROSION CONTROL DEPARTMENT, THE ENGINEER AND A REPRESENTATIVE OF THE OWNER.
6. SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. THESE SOILS SHALL BE COMPACTED TO THE STANDARD PROCTOR MAXIMUM DRY DENSITY UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

STANDARD UTILITY NOTES:

1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications referenced: CORDED Handbook, (current edition)
2. Utility separation requirements:
 - a) A distance of 10' shall be maintained between sanitary sewer and any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, sanitary sewer pipe shall be specified & installed to minimum specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
 - b) When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed in the water main is a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
 - c) Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DTP material or steel encasement extended 10' on each side of crossing must be specified & installed to satisfy specifications.
 - d) 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DTP material is specified for sanitary sewer.
 - e) Minimum 18" min. vertical separation at all valvemes & BCP storm drain crossings; minimum 18" min. vertical separation at all sanitary sewer & BCP storm drain crossings. Where adequate separation cannot be achieved, specify DTP material & a concrete encasement having 6" min. clearance (per CORDED details W-4 & L-4a).
 - f) All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
3. Any necessary field revision are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
4. Developer shall provide 30 day advance written notice to owner for any work required within an existing City of Raleigh Utility Easement (sewerage, storm, private property).
5. Contractor shall maintain continuous water & sewer service to existing residents & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24-hour advance notice to the City of Raleigh Public Utilities Department.
6. SEWER BYPASS PUMPING - A bypass plan issued by an NC Professional Engineer shall be provided as Raleigh Water prior to pumping operations for approval. The operations and equipment shall comply with the Public Utilities Handbook.
7. 3.0' minimum cover is required on all water mains & sewer lines mains. 4.0' minimum cover is required on all force mains.
8. It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORDED Handbook procedure.
9. Install 1" copper* water services with mains located at ROW or within a 2"x2" Waterline Easement immediately adjacent. NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
10. Install 4" P.C.C. sewer service at 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75' (except for manholes).
11. Pressure reducing valves are required on all water services exceeding 100 psi; backwater valves are required on all sanitary sewer services having building heights lower than 1.0' above the next upstream manhole.
12. All environmental permits applicable to the project must be obtained from NCEM, SACE or FEMA for any storm water buffer, wetland &/or floodplain impacts (respectively) prior to construction.
13. NCEM/ SACE/FEMA Interconnection Agreements are required for all installation specifications shall be approved by the RW FOG Program Coordinator prior to issuance of a SLE and/or Building Permit. Contact (919) 996-4516 or inf@raleighnc.gov for more information.
15. Construction control protection devices are required based on the degree of health hazard involved as listed in Appendix B of the Rules Governing Public Water Systems in North Carolina.
16. The device shall meet the American Society of Sanitary Engineering (ASSE) standards and be on the University of Southern California approved list.
17. The device and installation shall meet the guidelines of Appendix A - Guidelines and Requirements for the Cross Connection Program to Raleigh's Service Area.
The device shall be installed and tested (both, initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross connection control program, whichever is more stringent. Contact crossconnection@raleighnc.gov for more information.
19. NOTICE: for projects that involve an environmental study or other main requirement, Any City environmental permit greater than \$250,000.00 must undergo the public bidding process.

SANITARY SEWER NOTES:

1. ALL SEWER SERVICES IN PUBLIC R.O.W. SHALL BE INSTALLED BY A LICENSED UTILITY CONTRACTOR.
2. BEFORE COMMENCING ANY EXCAVATION IN ANY HIGHWAY, STREET, PUBLIC SPACE, OR IN AN EASEMENT, THE NORTH CAROLINA UNDERGROUND DAMAGE PREVENTION ACT REQUIRES NOTIFICATION OF EACH UTILITY OWNER HAVING U.G. UTILITIES LOCATED IN THE PROPOSED AREA TO BE EXCAVATED. EITHER ORALLY OR IN WRITING, NOT LESS THAN 7 DAYS NOW MORE THAN 30 WORKING DAYS PRIOR TO STARTING OF THE INTENT TO EXCAVATE.
3. ANY EXISTING UTILITY APURTANCES SHALL NOT BE REUSED ON PROPOSED IMPROVEMENTS.
4. ALL PROPOSED SEWER ON THIS SITE IS TO BE PRIVATE.
5. ALL 8" SEWER SHALL BE PVC SCH-40 AND ALL 6" SEWER SHALL BE PVC SCH-40 UNLESS OTHERWISE SPECIFIED ON THE PLANS.
6. MINIMUM COVER TO FINISHED GRADE OF 5 FEET IN TRAFFIC AREAS TO BE PROVIDED FOR ALL COLLECTOR LINES 6 INCHES AND LARGER. IF LESS THAN 5 FEET OR DEEPER THAN 12', DUCTILE IRON PIPE SHALL BE REQUIRED WITH TYPE 1 BEDDING TO A COVER AT A MIN OF 3 FEET.
7. MINIMUM SLOPE FOR THE 6 INCH SANITARY SEWER COLLECTION LINE IS 0.50% AND THE MINIMUM SLOPE FOR THE 8 INCH SANITARY SEWER SHALL BE NO LESS THAN 1.20% (WITH CLEANOUTS EVERY 75' UNLESS 1 FEET).
8. SEWER CLEANOUTS ARE NOT ALLOWED IN DRIVEWAYS, SIDEWALKS AND PARKING LOTS UNLESS SHOWN OTHERWISE. CLEANOUTS WITHIN ASPHALT PAVED TRAFFIC AREAS SHALL BE INSTALLED IN TRAFFIC DATED 18" MANHOLES, DOMESTICALLY CAST.
9. ALL EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. CONTRACTOR SHALL VERIFY ACTUAL LOCATION AND DEPTHS IN FIELD PRIOR TO BEGINNING CONSTRUCTION.
10. UTILITY SLEEVES SHALL BE PVC (SCH. 40), INSTALL WITH 2" MINIMUM COVER, CAP AND MARK BOTH ENDS.

WATER NOTES:

1. WATER TO BE USED DURING CONSTRUCTION SHALL EITHER HAVE A PERMANENT TAP INSTALLED THROUGH A NEW SERVICE TAP PERMIT, OR A RENTAL OF A HYDRANT METER SHALL BE SECURED TEMPORARILY, THROUGH THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
2. WATER DESIGN
 1. PUBLIC WATER SYSTEMS SHALL CONFORM TO PUBLIC DISTRIBUTION SYSTEM STANDARDS.
 2. PRIVATE DISTRIBUTION SYSTEMS SHALL HAVE A METER METER AND METER BACK FLOW DEVICE.
3. ALL 6" & 8" WATERLINES SHALL BE DUCTILE IRON PIPE CLASS 350 PER CITY OF RALEIGH STANDARDS. ALL 2" WATERLINE SHALL BE TYPE K-COPPER.
4. ALL MAINS SHALL HAVE A MINIMUM 36" COVER.
5. ALL MAINS SHALL HAVE A TYPE 1 LIVING CONDITIONS (GEOTECHNICAL EVALUATION AND COMPACTATION REPORTS SHALL BE PROVIDED TO ENGINEER WITH AS-BUILT SUBMITTAL).
6. ALL MAINS SHALL HAVE A WORKING PRESSURE OF 150 PSI AND A SURGE PRESSURE OF 300 PSI.
7. SERVICE CONNECTIONS CAN ONLY BE MADE TO A PRESSURIZED PIPE UP TO 12" PER CORPUS HANDBOOK.
8. REFER TO CORPUS HANDBOOK FOR TESTING AND APPROVAL PROCEDURE PRIOR TO ACCEPTANCE.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI.
10. ALL EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. CONTRACTOR SHALL VERIFY ACTUAL LOCATION AND DEPTHS IN FIELD PRIOR TO BEGINNING CONSTRUCTION.



December 6, 2024

Anthony LaRocca
Senior Development Associate
3015 Carrington Mill Blvd, Suite 460
Morrisville, NC 27660

RE: Will Serve Letter

Dear Anthony:

GFL will provide trash and recycle service to the location below as shown on the Site Plan, Solid Waste Plan, Site Details (Project No. RAV-23003) Filename RAV23003-ASR-G1) without conditions. Please let me know if you have any questions.

Blue Ridge Road Multifamily
2500 Blue Ridge Rd.
Raleigh, NC 27607

Sincerely,

Cody Humaker
National Accounts Sales Executive
GFL Environmental, Inc.

GFL National Accounts
3301 Benson Drive, Suite 601, Raleigh, NC 27609
877-649-2783 | GFLNationalAccountsUS@gflenv.com



Know what's below.
Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCAL SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



McAdams

The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

NORTHWOOD RAVIN LLC
3015 CARRINGTON MILL BLVD
SUITE 460
RALEIGH, NORTH CAROLINA 27660



BLUE RIDGE ROAD
MULTIFAMILY
ADMINISTRATIVE SITE REVIEW
2500 BLUE RIDGE ROAD
RALEIGH, NORTH CAROLINA 27607

REVISIONS

NO.	DATE	RESPONSE TO 1ST ASR COMMENTS
1	11.04.2024	RESPONSE TO 1ST ASR COMMENTS
2	01.20.2025	RESPONSE TO 2ND ASR COMMENTS
3	05.23.2025	RESPONSE TO 3RD ASR COMMENTS

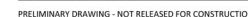
PLAN INFORMATION

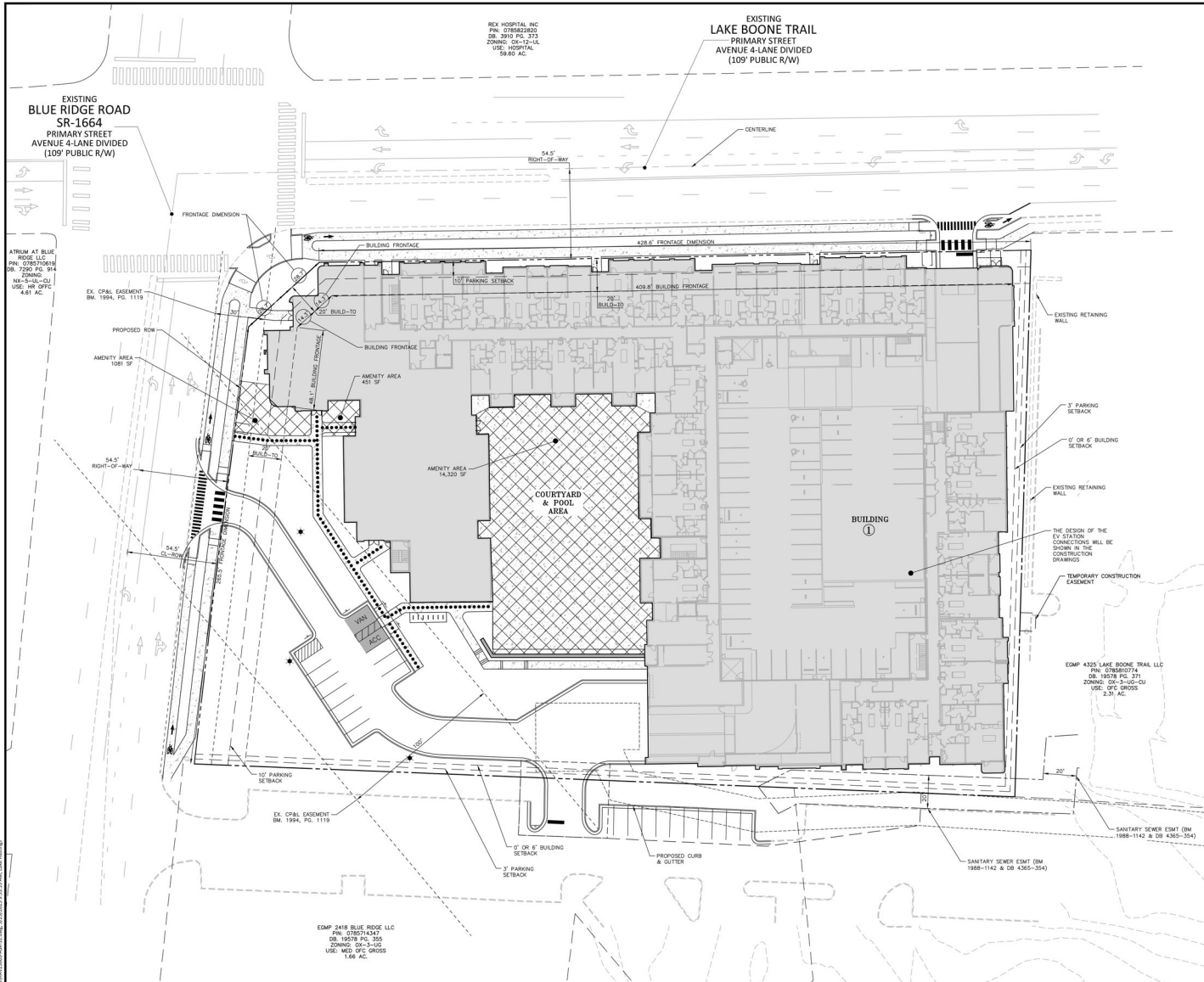
PROJECT NO. RAV-23003
FILENAME: RAV23003-ASR-N1
CHECKED BY: LUH
DRAWN BY: JLB
SCALE: N/A
DATE: 09.06.2024

SHEET

PROJECT NOTES
& WILL SERVE
C0.00

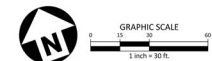
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





SITE LEGEND	
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT
	AMENITY AREA

AMENITY AREA CALCULATIONS	
REQUIRED: 15,096 SF (0.35 AC)	0.35 ACRES (15,096 SF, 10.0% OF 3.47 ACRES)
PROVIDED: 15,852 SF (0.36 AC)	0.36 ACRES (15,852 SF, 10.5% OF 3.47 ACRES)
BUILD-TO PERCENTAGES:	
REQUIRED	
BLUE RIDGE ROAD (PRIMARY STREET):	44' (15% OF 294.2')
LAKE BOONE TRAIL (PRIMARY STREET):	229' (50% OF 457.3')
PROVIDED	
BLUE RIDGE ROAD (PRIMARY STREET):	62.4' LF (62.4'/294.2'=21.2%)
LAKE BOONE TRAIL (PRIMARY STREET):	424.1' LF (424.1'/457.3'=92.7%)



SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCOD STANDARDS, SPECIFICATIONS AND DETAILS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS

The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

NORTHWOOD RAVIN LLC
3015 CARRINGTON MILL BLVD
SUITE 460
RALEIGH, NORTH CAROLINA 27660

**BLUE RIDGE ROAD
MULTIFAMILY
ADMINISTRATIVE SITE REVIEW
2500 BLUE RIDGE ROAD
RALEIGH, NORTH CAROLINA 27607**

REVISIONS		
NO.	DATE	DESCRIPTION
1	11.04.2024	RESPONSE TO 1ST ASH COMMENTS
2	01.20.2025	RESPONSE TO 2ND ASH COMMENTS
3	05.23.2025	RESPONSE TO 3RD ASH COMMENTS

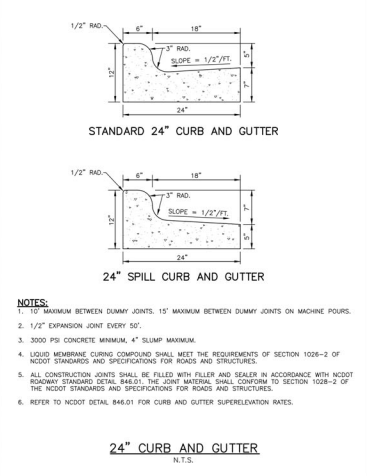
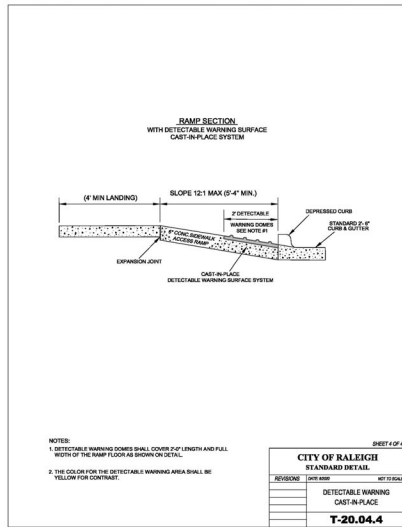
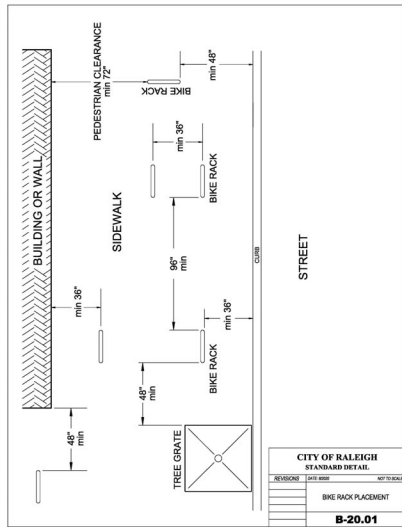
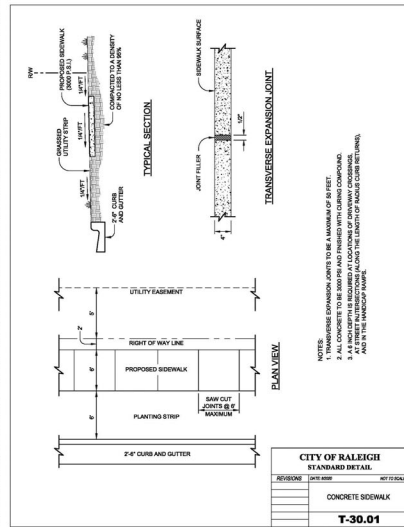
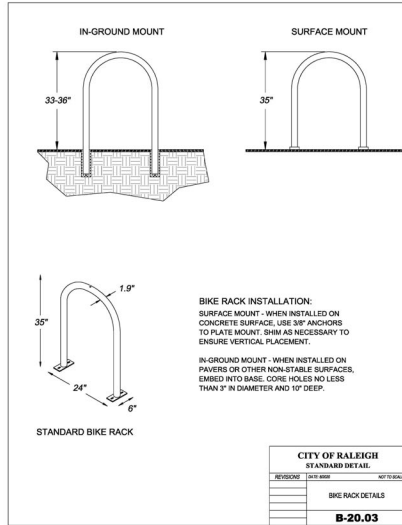
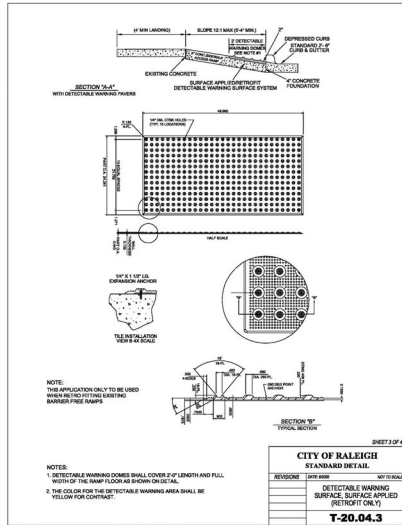
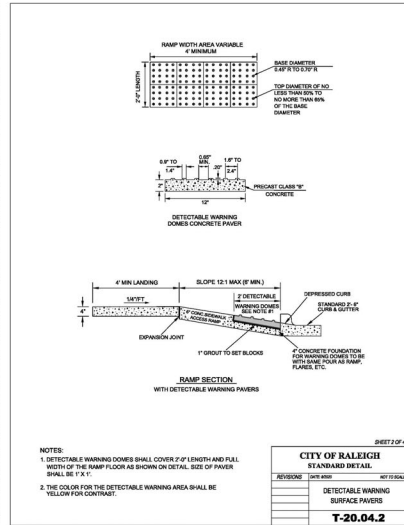
PLAN INFORMATION	
PROJECT NO.	RAV-23003
FILENAME	RAV23003-ASR-51
CHECKED BY	JLB
DRAWN BY	LLH
SCALE	1"=30'
DATE	09.06.2024
SHEET	

**BUILD-TO & AMENITY
PLAN
C2.01**

811

Know what's below.
Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



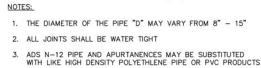
REVISIONS			
NO.	DATE	REVISION	BY
1	11/04/2024	RESPONSE TO 1ST ASH COMMENTS	LLH
2	01/20/2025	RESPONSE TO 2ND ASH COMMENTS	LLH
3	05/23/2025	RESPONSE TO 3RD ASH COMMENTS	LLH

PLAN INFORMATION	
PROJECT NO.	RAV-23003
FILENAME	RAV23003-ASR-01
CHECKED BY	LLH
DRAWN BY	LLH
SCALE	N/A
DATE	09.06.2024

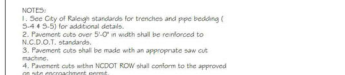
SHEET

SITE DETAILS

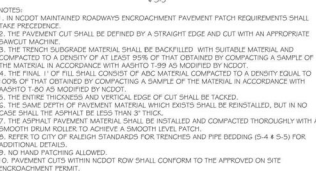
C8.01



STORMWATER CLEANOUT, NTS



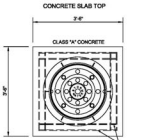
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
5-2	D.W.C.	6-23-99	A.B.B.	4-19-04
	RSH	3-30-00	J.P.S.	10-8-10



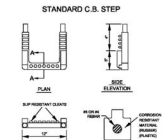
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-3	D.W.C.	11-1-99	A.B.B.	4-19-04
	RRH	3-30-00	J.P.S.	10-8-10



	DROP INLET
	SW-10.03



	JUNCTION BOX
	SW-10.04



	BASIN
	SW-10.01



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REVISIONS

NO.	DATE	
1	11.04.2024	RESPONSE TO 1ST ASR COMMENT
2	01.20.2025	RESPONSE TO 2ND ASR COMMENT
3	05.23.2025	RESPONSE TO 3RD ASR COMMENT

PLAN INFORMATION

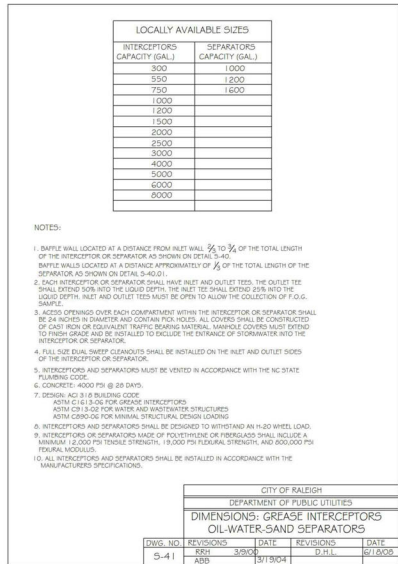
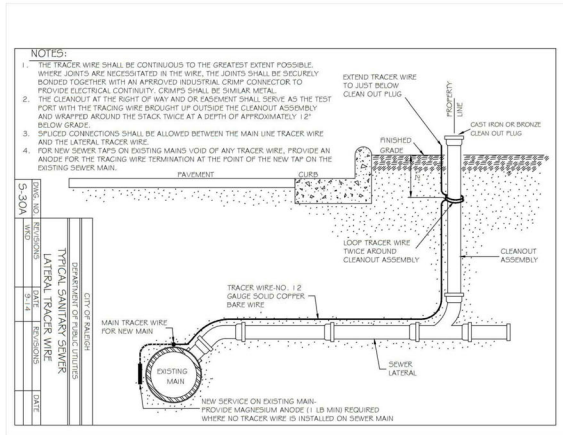
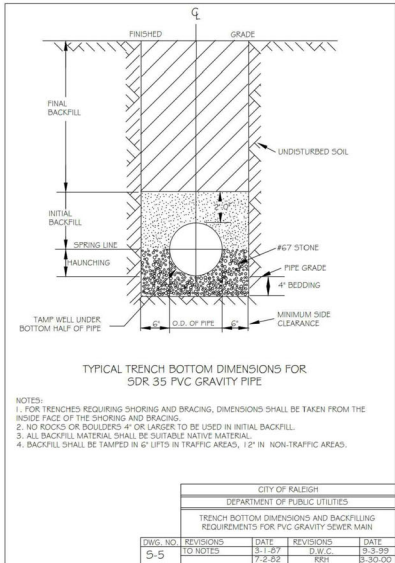
PROJECT NO.	RAV-23003
FILENAME	RAV23003-ASR-D
CHECKED BY	LJV
DRAWN BY	LLH
SCALE	N/A
DATE	09.06.2024

SHEET

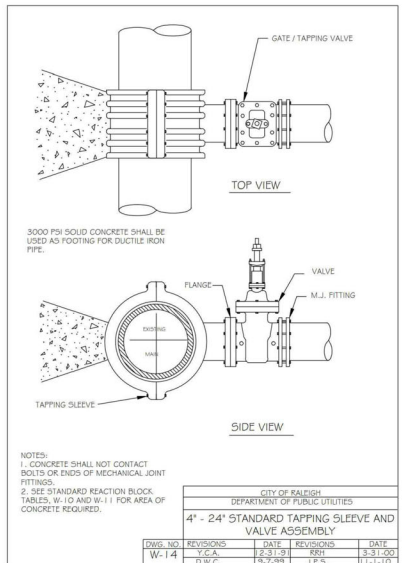
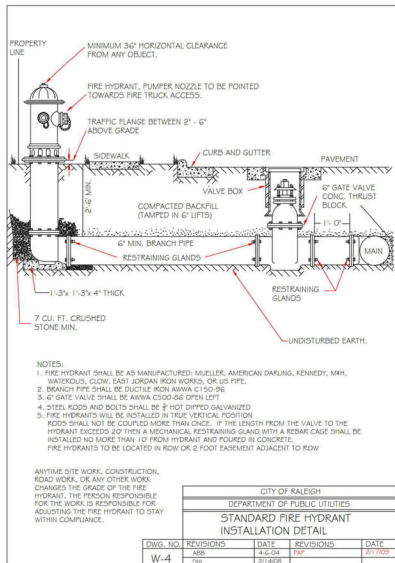
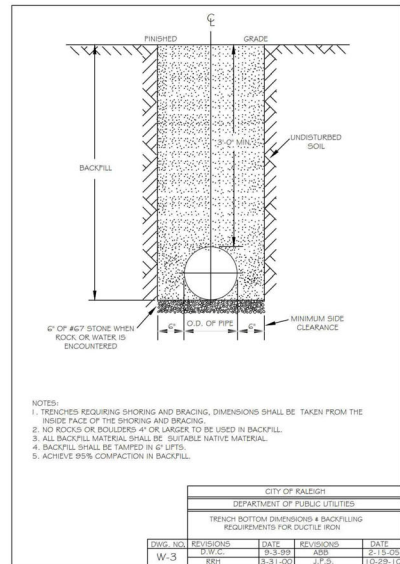
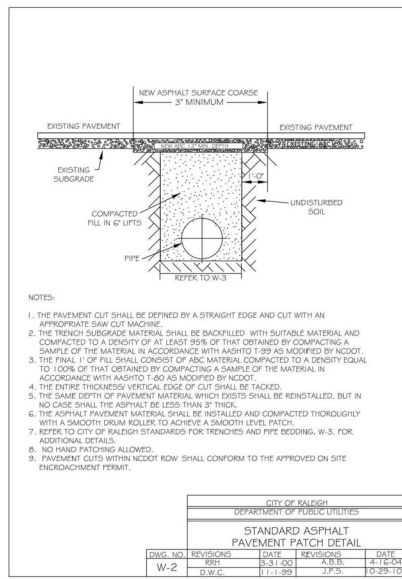
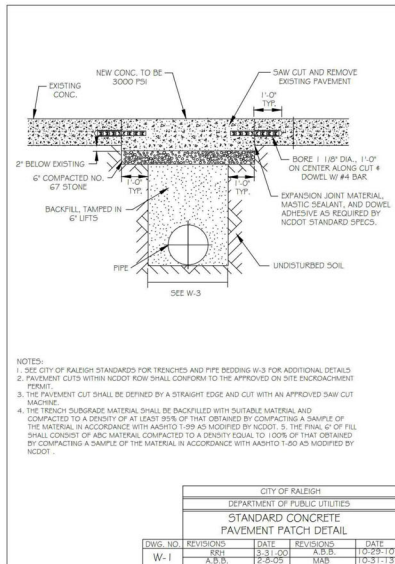
STORM DRAINAGE DETAILS

C8.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



W:\Projects\RAV\RAV23003\RAV23003-ASR-D1.dwg, 5/2/2024 9:52:07 AM, Lili Heung



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS		
NO.	DATE	DESCRIPTION
1	11-04-2024	RESPONSE TO 1ST AIA COMMENTS
2	01-20-2025	RESPONSE TO 2ND AIA COMMENTS
3	05-23-2025	RESPONSE TO 3RD AIA COMMENTS

PLAN INFORMATION	
PROJECT NO.	RAV-23003
FILENAME	RAV23003-ASR-D1
CHECKED BY	LIV
DRAWN BY	LLH
SCALE	N/A
DATE	09.06.2024



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NORTHWOOD RAY

NORTHWOOD RAVIN

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2	01.20.2025	RESPONSE TO 2ND ASR COMMENT
3	06.23.2025	RESPONSE TO 3RD ASR COMMENTS

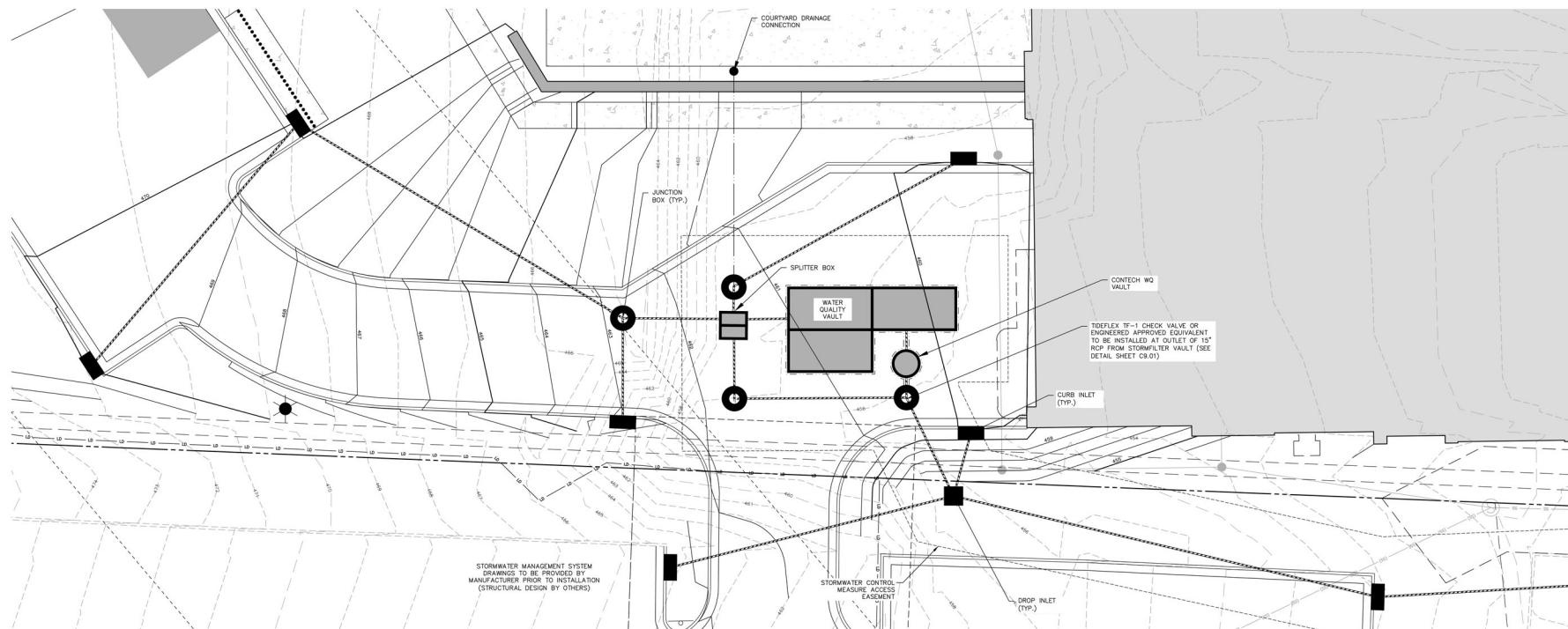
PLAN INFORMATION

PROJECT NO.	RAV-23003
FILENAME	RAV23003-ASR-SW1
CHECKED BY	LJV
DRAWN BY	LLH
SCALE	1"=10'
DATE	09.06.2024

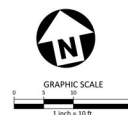
SHEET

**STORMWATER CONTROL
MEASURE PLAN VIEW**

C9.00



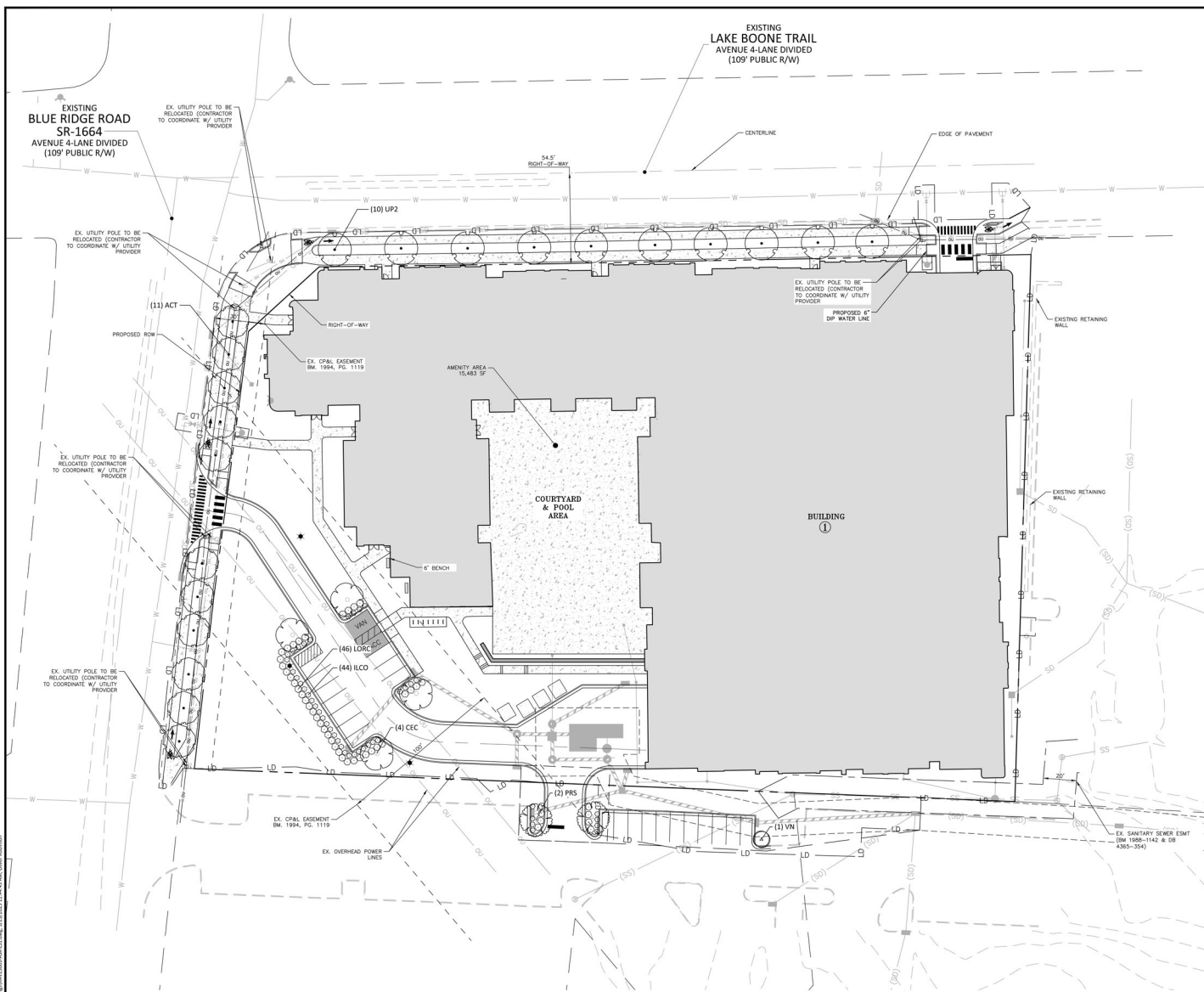
STORMFILTER CONTROL MEASURE "A" PLAN VIEW



SEE SHEET C0.00 FOR ALL PROJECT NOTES.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST
VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARD
SPECIFICATIONS AND DETAILS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	TYPE A
	TYPE B
	TYPE C
	ACCESSIBLE ROUTE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	CENTERLINE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT
TREES					
	ACT	11	ACER TRUNCATUM SHANTUNG "BABY DRAGON"	2" MIN	6' MIN
	CEC	4	CERCIS CANADENSIS EASTERN REDBUD	2" MIN	10' MIN
	PRS	2	PRUNUS SERRULATA JAPANESE FLOWERING CHERRY	2" MIN	10' MIN
	UP2	10	ULMUS AMERICANA "PRINCETON" PRINCETON AMERICAN ELM	2" MIN	6' MIN
	VN	1	VITEX NUDINGO CHINESE CHASTETREE	2" MIN	6' MIN
SHRUBS					
	ILCO	44	ILEX CORNUTA "CARBESA" CARBESA CHINESE HOLLY	3 GAL	
	LORC	46	LOROPETALUM CHINESE CHINESE FRINGE FLOWER	3 GAL	

LANDSCAPE CALCULATIONS

STREET TREES

BLUE RIDGE: 265 LF
TREES REQUIRED: 11 (1/20 LF)
TREES PROVIDED: 11*

*NOTE: 11 TREES PROVIDED DUE TO RIGHT DISTANCE AND OVERHEAD UTILITY CONSTRAINTS PRESENT ALONG BLUE RIDGE RD.

LAKE BOONE TRAIL: 428 LF
TREES REQUIRED: 10 (1/40 LF)
TREES PROVIDED: 10

URBAN PLAZA (3,180 SF OUTDOOR AMENITY AREA REQUIRED)

SEATING: 308 LF (1/750 SF)
SEATING PROVIDED: 308 LF (SEE NOTE 1 BELOW)

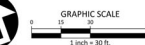
2" CALIPER TREES REQUIRED: 15 TREES (1/2,000 SF)
2" CALIPER TREES PROVIDED: 15 TREES

OUTDOOR AMENITY AREA ELEMENTS REQUIRED: 1
OUTDOOR AMENITY AREA ELEMENTS PROVIDED: 1*

*PER UDO SECTION 1.5.3 C.2 OUTDOOR AMENITY AREAS SHALL CONTAIN AT LEAST ONE OF THE FOLLOWING: TABLES, SEATING AREAS, FOUNTAINS, ACTIVE RECREATION AREAS, OR PUBLIC ART

NOTES:

- SEATING AREAS INCLUDE BENCHES, OUTDOOR DINING TABLES, MOVABLE/FIXED CHAIRS AND SEAT WALLS. REQUIRED AMENITY AREA SEATING SHALL BE LOCATED WITHIN THE AMENITY AREAS.
- ALL TREES LOCATED WITHIN A SIGHT DISTANCE TRIANGLE SHALL BE LIMBED UP TO A MINIMUM 6' ABOVE FINISHED GRADE AT INTERSECTION.
- STREET TREES MUST BE MAINTAINED FOR A PERIOD OF ONE YEAR FOLLOWING THE CITY'S APPROVAL OF THE STREET TREE PLANTING.
- PLANTING BEDS AND POTS TO BE IRRIGATED. CONTRACTOR TO PROVIDE COMPLETE IRRIGATION SYSTEM INCLUDING EMITTERS, LINES, AND OPERATION MANUAL. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL TYP-03, TYP-06 AND TYP-07.



SEE SHEET C-0.0 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES.

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NORTHWOOD RAVIN

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REVISIONS

NO.	DATE	REVISION
1	11.04.2024	RESPONSE TO 1ST ASH COMMENTS
2	01.20.2025	RESPONSE TO 2ND ASH COMMENTS
3	05.23.2025	RESPONSE TO 3RD ASH COMMENTS

PLAN INFORMATION

PROJECT NO. RAV-23003
FILENAME RAV23003-ASR-L51
CHECKED BY JLB
DRAWN BY LLH
SCALE 1"=30'
DATE 09.06.2024

SHEET

CODE LANDSCAPE PLAN

L5.00



Know what's below.
Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED.
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REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

SHEET NO.	SHEET NAME	05.23.2025 ASP SET
AA00	SHEET INDEX, APPLICABLE CODES, & PROJECT MATRIX	X
AA01	EXTERIOR ELEVATIONS	X
AA02	EXTERIOR ELEVATIONS	X

OVERALL BUILDING GSF				05.13.25
	East side of Firewall	West Side of Firewall	Parking Garage	
Level 1	14,415	0	28,542	
Level 2	20,796	0	28,810	
Level 3	27,762	38,172	25,736	
Level 4	28,627	26,701	25,736	
Level 5	28,627	38,793	25,736	
Level 6	28,648	38,793	18,878	
Level 7	28,615	38,793	0	
Level 8	0	38,793	0	
Level 9	0	39,046	0	
Total	177,511	259,089	153,437	590,037

Blue Ridge Apartments

Raleigh, NC

5/9/2025

Unit Type	Description	# of Units	Total Unit Type % Mix	Individual Unit % Mix	Unit HSF	Balcony SF	Unit GSF (HSF+BAL C)	Unit Total HSF	Unit Total GSF
AS1	1BR/1BA; in-line	17	49%	6.5%	672	0	672	11,422	11,422
A1	1BR/1BA; in-line	38		14.6%	892	83	975	33,893	37,037
A2	1BR/1BA; in-line	47		18.1%	830	77	907	39,003	42,618
A3	1BR/1BA; in-line	2		0.8%	898	0	898	1,795	1,795
A4	1BR/1BA + Den; in-line	7		2.7%	967	175	1,142	6,769	7,994
A5	1BR/1BA; inside corner	16		6.2%	857	120	976	13,706	15,623
Subtotal		127		Avg A Unit HSF		839		106,589	116,489
B1	2BR/2BA; in-line	24	38%	9.2%	1,171	175	1,345	28,096	32,290
B2	2BR/2BA; outside corner	4		1.5%	1,460	100	1,560	5,841	6,241
B2 - Upgrade	2BR/2BA; outside corner	1		0.4%	1,460	100	1,560	1,460	1,560
B3	2BR/2BA; outside corner	6		2.3%	1,373	92	1,465	8,238	8,790
B3 - Upgrade	2BR/2BA; outside corner	1		0.4%	1,373	92	1,465	1,373	1,465
B4	2BR/2BA; in-line	25		9.6%	1,171	175	1,346	29,269	33,652
B4 - Upgrade	2BR/2BA; in-line	32		12.3%	1,171	175	1,346	37,464	43,074
BD1 - Premium	2BR/2BA + Den; outside corner	5		1.9%	1,772	134	1,906	8,859	9,528
Subtotal		98		Avg B Unit HSF		1,231		120,599	136,599
C1 - Upgrade	3BR/2BA; outside corner	5	12%	2%	1,729	262	1,991	8,645	9,957
C1 - Premium	3BR/2BA; outside corner	10		4%	1,588	262	1,850	15,880	18,503
C2	3BR/3BA; in-line	10		4%	1,705	160	1,866	17,054	18,656
C2 - Upgrade	3BR/3BA; in-line	6		2%	1,705	160	1,866	10,233	11,194
Subtotal		31			Avg C Unit HSF		1,671		51,812
Penthouse (PH1)	3BR/3BA; in-line	2	2%	1%	2,354	391	2,745	4,708	5,490
Penthouse (PH2)	3BR/3BA; in-line	2		1%	2,215	219	2,433	4,429	4,867
Subtotal		4			Avg PH Unit HSF		2,284		9,137
Totals		260	100%					288,137	321,755
Total Number of Type A Units		8							
Total Number of Bedrooms		428							
Avg. Unit Size (based on HSF)		1108							

TOTAL MAX PARKING (PER CITY OF RALEIGH UDO, ARTICLE 7.1):
VEHICLE MAX PARKING FOR RESIDENTIAL MULTI-UNIT LIVING: **1,006 MAX**
VEHICLE TOTAL PARKING PROVIDED: **414** (STRUCTURED)

RESIDENTIAL PARKING (PER NWR AS OWNER):
VEHICLE TOTAL RESIDENTIAL REQUIRED: **386** (0.9 SPACES PER BR)
VEHICLE TOTAL RESIDENTIAL PROVIDED: **414**

STANDARD PARKING (PER CITY OF RALEIGH UDO, ARTICLE 7.1):
VEHICLE TOTAL STANDARD PROVIDED: **260**

COMPACT PARKING (PER CITY OF RALEIGH UDO, ARTICLE 7.1):
VEHICLE TOTAL COMPACT ALLOWABLE: **124** (30% OF TOTAL)
VEHICLE TOTAL COMPACT PROVIDED: **78**

ACCESSIBLE PARKING (PER ADA):
VEHICLE TOTAL ACCESSIBLE SPACES REQUIRED (STRUCTURED): **9** (7 ADA SPACES + 2 ADA VAN SPACES)
VEHICLE TOTAL ACCESSIBLE SPACES PROVIDED (STRUCTURED): **14** (12 ADA SPACES + 2 ADA VAN SPACES)

ELECTRIC VEHICLE (EV) CAPABLE & INSTALLED PARKING (PER CITY OF RALEIGH UDO, ARTICLE 7.1):
VEHICLE TOTAL RESIDENTIAL EV CAPABLE (EV-C) SPACES REQUIRED (STRUCTURED): **58** (15% OF TOTAL)
VEHICLE TOTAL RESIDENTIAL EV CAPABLE (EV-C) SPACES PROVIDED (STRUCTURED): **60**

VEHICLE TOTAL RESIDENTIAL EV INSTALLED SPACES REQUIRED (STRUCTURED): **2**
VEHICLE TOTAL RESIDENTIAL EV INSTALLED SPACES PROVIDED (STRUCTURED): **2** (INCLUDES 1 EV ADA VAN SPACE)

LONG-TERM BICYCLE PARKING (PER CITY OF RALEIGH UDO, ARTICLE 7.1):
BICYCLE TOTAL LONG-TERM RESIDENTIAL SPACES REQUIRED: **62** (1 SPACE PER 7 BEDROOMS)
BICYCLE TOTAL LONG-TERM RESIDENTIAL SPACES PROVIDED: **67** (STRUCTURED)

LONG-TERM BICYCLE ACCESSIBLE PARKING (PER ADA):
BICYCLE TOTAL LONG-TERM RESIDENTIAL ACCESSIBLE SPACES REQUIRED: **2** (2% OF TOTAL)
BICYCLE TOTAL LONG-TERM RESIDENTIAL ACCESSIBLE SPACES PROVIDED: **4**

SHORT-TERM BICYCLE PARKING (PER CITY OF RALEIGH UDO, ARTICLE 7.1):
BICYCLE TOTAL SHORT-TERM RESIDENTIAL SPACES REQUIRED: **13** (1 SPACE PER 20 UNITS, MINIMUM 4)
BICYCLE TOTAL SHORT-TERM RESIDENTIAL SPACES PROVIDED: **REFER TO CIVIL**

SHORT-TERM BICYCLE ACCESSIBLE PARKING (PER ADA):
BICYCLE TOTAL SHORT-TERM RESIDENTIAL ACCESSIBLE SPACES REQUIRED: **1** (2% OF TOTAL)
BICYCLE TOTAL SHORT-TERM RESIDENTIAL ACCESSIBLE SPACES PROVIDED: **REFER TO CIVIL**

STORAGE CLOSETS:
TOTAL NUMBER OF STORAGE CLOSETS: **110**
AVERAGE SF: **38 SF**

APPLICABLE CODES:

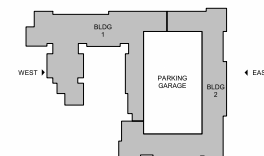
2018 NC BUILDING CODE
2018 NC ENERGY CONSERVATION CODE
2018 NC MECHANICAL CODE
2018 NC PLUMBING CODE
2014 NC ELECTRICAL CODE
2018 NC FUEL GAS CODE
2018 NC FIRE PREVENTION CODE
2009 ANSI A117.1
2013 CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE, 33RD SUPPLEMENT (2024)



BLUE RIDGE ROAD APARTMENTS
RALEIGH, NC

SHEET INDEX, APPLICABLE CODES, & PROJECT MATRIX AA00

| 223282 | 05.30.2025



UPPER LEVELS TRANSPARENCY:			
OVERALL:	17,890 SF	REQUIRED:	15%
OPENINGS:	8,245 SF	PROVIDED:	46%

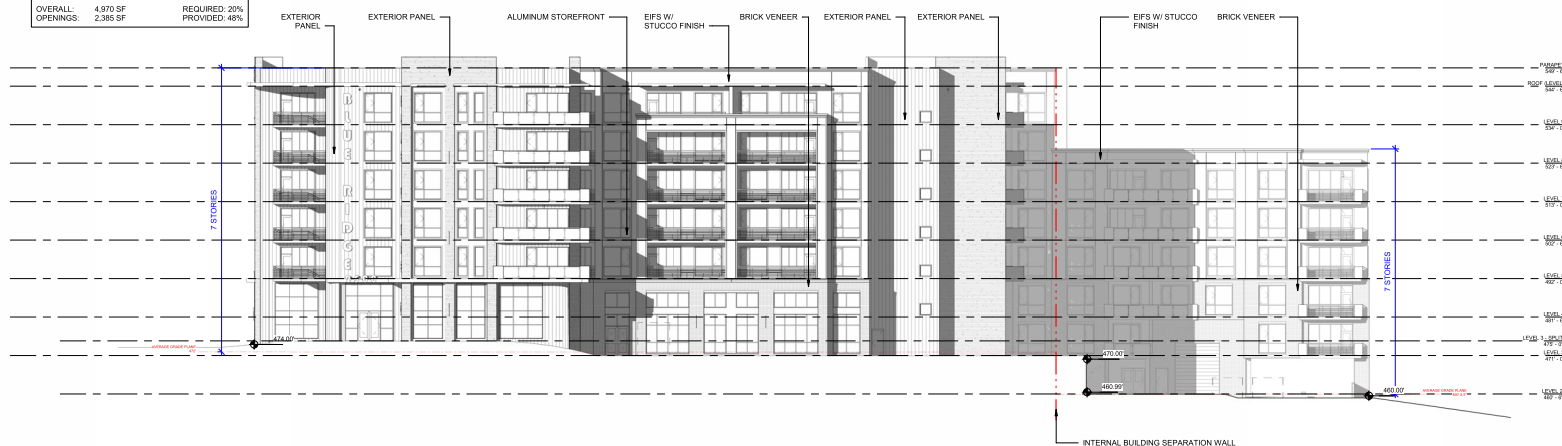
GROUND LEVEL TRANSPARENCY:			
OVERALL:	4,063 SF	REQUIRED:	20%
OPENINGS:	996 SF	PROVIDED:	24%



EAST ELEVATION

UPPER LEVELS TRANSPARENCY:			
OVERALL:	15,074 SF	REQUIRED:	15%
OPENINGS:	6,116 SF	PROVIDED:	38%

GROUND LEVEL TRANSPARENCY:			
OVERALL:	4,970 SF	REQUIRED:	20%
OPENINGS:	2,385 SF	PROVIDED:	46%



WEST ELEVATION

cline

BLUE RIDGE ROAD APARTMENTS
RALEIGH, NC

EXTERIOR ELEVATIONS AA42

1/16" = 1'-0" | 223282 | 05.30.2025