



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 Date: 01/16/2026
Development Services Dir/Designee
Staff Coordinator: **Jeff Caines**

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'



MCADAMS

The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone: 919.823.4300
fax: 919.823.4300
license number: C-2929-C-187

www.mcadamsco.com

CLIENT

NORTHWOOD RAVIN LLC
3015 CARRINGTON MILL BLVD
SUITE 460
RALEIGH, NORTH CAROLINA 27560



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

SITE PLAN NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND/OR NC DOT STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS SHOWN ON SITE PLAN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. 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 TO COORDINATE WITH UTILITIES LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- EXCAVATION 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 WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO THE SUBSTITUTION OF EQUIPMENT.
- CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPES PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTER LETTER TO THE OWNER.
- EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED/RESTORED BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT BE HELD LIABLE FOR ANY DAMAGE TO THE PROPERTY OF THE OWNER.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CHANGES MADE TO THE SITE PLAN, CONSTRUCTION ACTIVITIES, OR SITE FEATURES AS THEY OCCUR. THE CONTRACTOR SHALL FOLLOW STANDARDS APPROPRIATE AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE FIELD SURVEY.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (E.G. POWER POLES, TELEPHONE PEDESTALS, WATER METER, ETC.).
- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING WITH THE 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:

- OWNER RESERVES RIGHT TO ADJUST SITE IMPROVEMENTS AND MODIFY BUILDING FOOTPRINTS FROM THOSE SHOWN ON THIS PLAN.
- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH PUBLIC WORKS, ENGINEERING INSPECTIONS DEPARTMENT (919) 996-6824, AND A REPRESENTATIVE OF THE ENGINEER AND OWNER.
- CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND NOT THE CITY OF RALEIGH STORMWATER INSPECTOR.
- 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 THE FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE AND ENGINEER IMMEDIATELY.

STORM DRAINAGE NOTES:

- ALL STORM DRAINAGE PIPES SHOWN ARE TO BE CLASS III REINFORCED CONCRETE (RCP) UNLESS NOTED OTHERWISE.
- ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF RALEIGH AND NC DOT STANDARDS.
- ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
- ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK OUT.
- ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO ASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
- THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE PRESSED UP AND SMOOTHED TO AN ACCURACY OF 1/8 INCHES.
- ALL CONCRETE SHALL BE 100% PLASTIC IN NATURE, FREE FROM ROCK, VIBRATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER INJECTIONABLE MATERIAL. SAWDUST SHALL NOT BE USED AS A PLASTICIZER.
- MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE OR GEOTECHNICAL ENGINEER AS UNSUITABLE FOR BACKFILLING OF TRENCHES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
- BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINABLE BY THE CONTRACTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100% STANDARD PROCTOR.
- UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.

DEMOLITION NOTES:

- 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 FIELD CONDITIONS AND REPORT ANY DISCREPANCY TO THE ENGINEER IMMEDIATELY.
- 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.
- ALL DEMOLITION MATERIAL WILL BE REMOVED FROM THE SITE AND DISPOSED OF IN A PROPER LOCATION APPROVED BY THE LOCAL AUTHORITIES.
- CONTRACTOR SHALL NOTIFY 811 (811 OR 1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO COORDINATE WITH UTILITIES LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (E.G. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- 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:

- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FULFILLED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY "NC811" (811) OR 1-800-632-4949 AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION, FOR NECESSARY PLANS OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK RELATED TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THE PLANS. THE CONTRACTOR SHALL NOT BE PAID FOR GRADES NOT SHOWN.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. 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 TO COORDINATE WITH UTILITIES LOCATOR SERVICES INDEPENDENT OF "NC811".
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND/OR NC DOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
- 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 TO COORDINATE WITH UTILITIES LOCATOR SERVICES INDEPENDENT OF "NC811".
- PRIOR TO BEGINNING CONSTRUCTION, THE 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.
- SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND TESTED 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.

SANITARY SEWER NOTES:

- ALL SEWER SERVICES IN PUBLIC R.O.W. SHALL BE INSTALLED BY A LICENSED UTILITY CONTRACTOR.
- 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 CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY CONTRACTOR IN WRITING, NOT LESS THAN 2 DAYS BUT MORE THAN 10 WORKING DAYS PRIOR TO STARTING OF THE INTENT TO EXCAVATE.
- ANY EXISTING UTILITY APPURTENANCES SHALL NOT BE REUSED ON PROPOSED IMPROVEMENTS.
- ALL PROPOSED SEWER ON THIS SITE IS TO BE PRIVATE.
- ALL SEWER SHALL BE PVC SDR-35 AND ALL SEWER SHALL BE PVC SCH 40 UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- MINIMUM COVER TO FINISHED GRADE OF 4 FEET IN TRAFFIC AREAS TO BE PROVIDED FOR ALL COLLECTOR LINES 4 INCHES AND LARGER. IF LESS THAN 5 FEET OR DEEPER THAN 12", DUCTILE IRON PIPE SHALL BE REQUIRED WITH TYPE I BEDDING TO A COVER AT A MIN OF 3 FEET.
- MINIMUM SLOPE FOR THE 4 INCH SANITARY SEWER COLLECTOR LINE IS 5‰ AND THE MINIMUM SLOPE FOR THE 6 INCH SANITARY SEWER COLLECTOR LINE IS 1‰. PVC DRAINS AND PVC DRAINS IN VENTS TO UNLINED PEEPS.
- 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 RATED MINI-HAULERS, DOMESTICALLY CAST.
- ALL EXISTING UTILITIES ARE SHOWN AS APPROPRIATE LOCATIONS. CONTRACTOR SHALL VERIFY ACTUAL LOCATION AND DEPTHS IN FIELD PRIOR TO BEGINNING CONSTRUCTION.
- UTILITY SLEEVES SHALL BE PVC (SCH. 40). INSTALL WITH 2" MINIMUM COVER, CAP AND MARK BOTH ENDS.

WATER NOTES:

- 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.
- WATER DESIGN
 - PUBLIC WATER SYSTEMS SHALL CONFORM TO PUBLIC DISTRIBUTION SYSTEM STANDARDS.
 - PRIVATE EDITION SYSTEMS SHALL HAVE A MASTER METER AND MASTER BACK FLOW DEVICE.
- ALL WATER FEATURES SHALL BE DUCTILE IRON PRESSURE CLASS 350 PER CITY OF RALEIGH STANDARDS.
- ALL WATERLINE SHALL BE TYPE K-COPPER.
- ALL MAINS SHALL HAVE A MINIMUM 30' COVER.
- ALL MAINS SHALL HAVE A TYPE I LAVING CONDITIONS (GEOTECHNICAL EVALUATION AND COMPACTION REPORTS SHALL BE PROVIDED TO ENGINEER WITH AS-BUILT SUBMITTAL).
- ALL MAINS SHALL HAVE A WORKING PRESSURE OF 10 PSI AND A SURGE PRESSURE OF 300 PSI.
- SERVICE CONNECTIONS CAN ONLY BE MADE TO A PRESSURIZED PIPE UP TO 12" PER CORPDUD HANDBOOK.
- REFER TO CORPDUD HANDBOOK FOR TESTING AND APPROVAL PROCEDURE PRIOR TO ACCEPTANCE.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI.
- 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 27560

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/ File Name: 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 Hutmaker
National Accounts Sales Executive
GFL Environmental, Inc.

GFL National Accounts
3301 Benson Drive, Suite 601, Raleigh, NC 27609
877-649-2783 | GFL.NationalAccountsUS@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 LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

SEE SHEET CO.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

REVISIONS

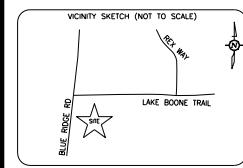
- NO. DATE RESPONSE TO 1ST AR COMMENTS
1 11-08-2024
- 2 01-20-2025 RESPONSE TO 2ND AR COMMENTS
- 3 01-20-2025 RESPONSE TO 3RD AR COMMENTS

PLAN INFORMATION

PROJECT NO.: RAV-23003
FILENAME: RAV23003-ASR-N1
CHECKED BY: LLH
DRAWN BY: JLB
SCALE: N/A
DATE: 09/04/2024

PROJECT NOTES
& WILL SERVE
CO.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



FEMA INFO

PER REVIEW OF FIRM MAP NO 3720078500K,
EFFECTIVE DATE 7/19/2022, THIS PARCEL IS
NOT IN A FLOOD HAZARD AREA AND IS
DESIGNATED AS ZONE "X".

GENERAL NOTES

A) The accompanying survey was made on the ground and correctly shows the location of buildings, structures and other improvements shown on the map. It does not show the location of any unrecorded encroachments on the subject property or upon the land abutting said property.

B) This map or plot and the survey on which it is based were made in accordance with laws regulating surveying in the State of North Carolina.

C) The property described herein is the same property described in Chicago Title Insurance Company Commitment No. 23-1510CH which does not contain any restrictions. There are no restrictions or restrictions referred to in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been placed upon the property or otherwise noted to be of effect on the Subject Property.

D) Except as shown, all visible utilities serve the subject property and are located on adjoining public street(s) and/or recorded public utility easement(s).

E) The surveyor currently is covered by a professional liability policy in the amount of \$1 million.

F) The Subject Property has direct physical access to Lake Boone Trail & Blue Ridge Road, both being a dedicated public right-of-way.

G) There was no apparent evidence of cemeteries or burial grounds located on the property.

H) There are no party walls or visible encroachments on said described property by streets, alleys or buildings, structures or other improvements situated on adjoining property, except as shown on the survey.

I) There was no evidence of recent street or sidewalk construction or repairs at the time of survey.

J) There was no evidence of any solid waste dump, dump, or sanitary landfill at the time of survey.

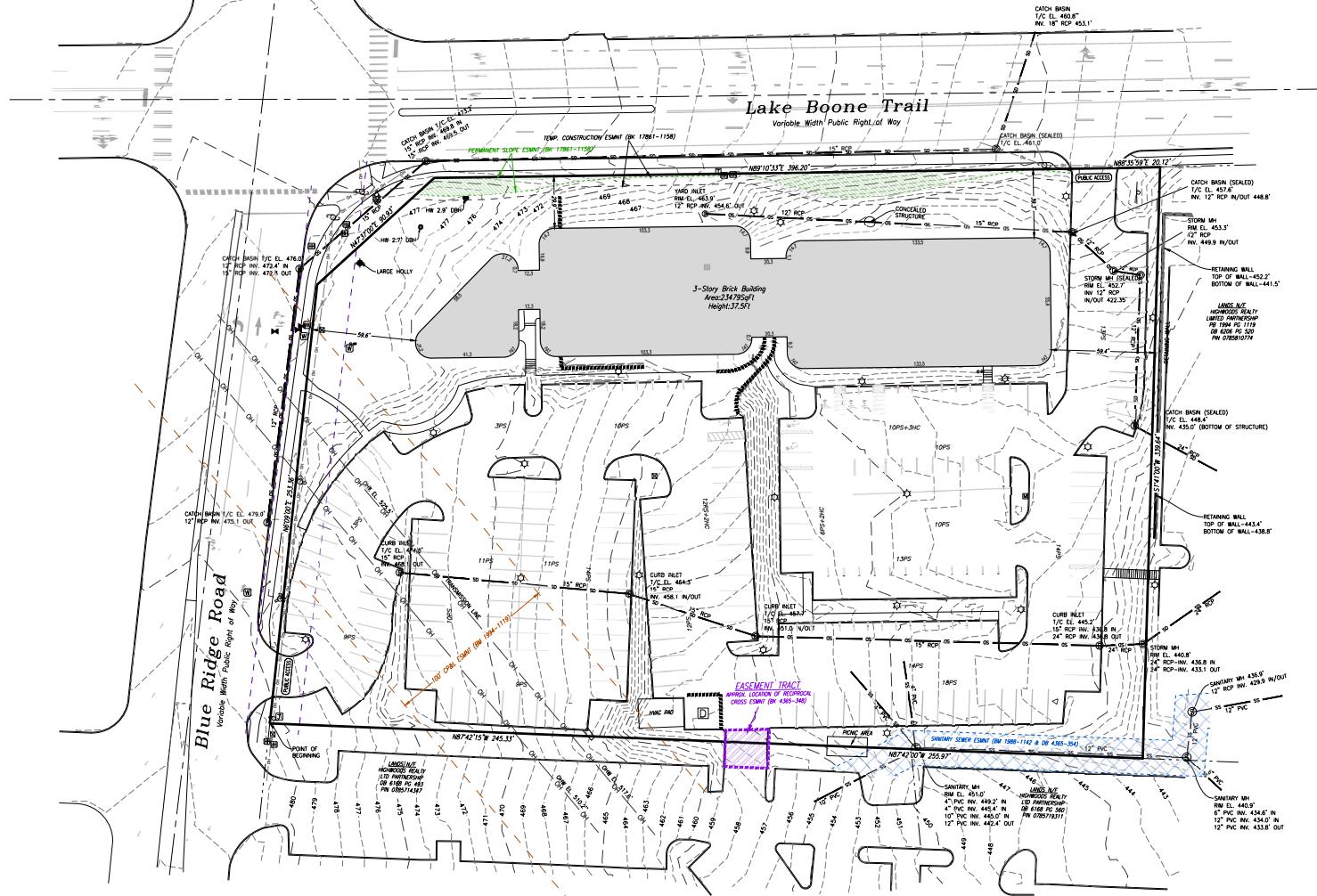


PARCEL INFO
Owner: HIGHWOODS REALTY LTD PARTNERSHIP
2500 Blue Ridge Road, Raleigh, NC 27607
Book of Maps 1994 Page 1119
Deed Book 6165 Page 397
Ph: 919-717-1767

AREA

157,654 SqFt

3.62 Ac



Sheet 1 of 1
Topographical Survey
2500 Blue Ridge Road
City of Raleigh, Wake County, NC
March 2024 - Scale 1"=30'

0 10 20 30 40 50 60 70 80 90 100
BMP GRAPHIC 1 inch = 30 ft
File Name:ACO_NC_RALEIGH_2500_BLUE_RIDGE_RD (TOPO).DWG



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
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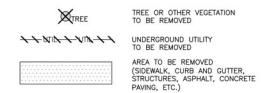
CLIENT



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MULTIFAMILY**
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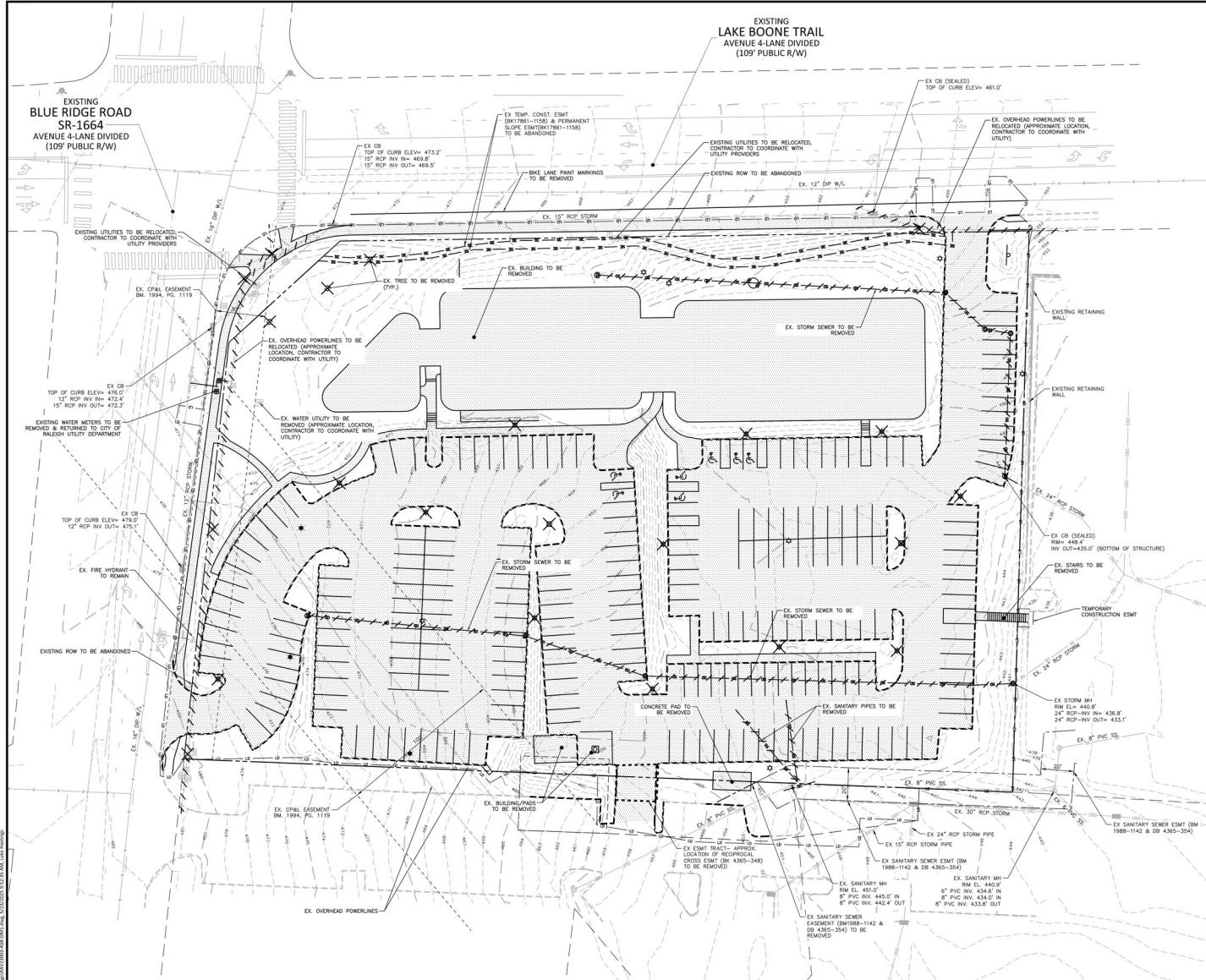
DEMOLITION LEGEND



NOTE: SEE PLAN FOR DETAILED DEMOLITION PROCEDURES,
SEQUENCING AND SPECIFICATIONS.

DEMOLITION NOTES:

1. IN ACCORDANCE WITH 40 CFR, PART 65, SUBPART A, A THOROUGH INSPECTION SHALL BE CONDUCTED BY THE NORTH CAROLINA DEPARTMENT OF HUMAN SERVICES TO CONDUCT A RENOVATION OR DEMOLITION ACTIVITY AT AN EXISTING STRUCTURE. THIS ASSESSMENT SHALL BE CONDUCTED BY A PROFESSIONAL INDIVIDUAL WHO IS CERTIFIED TO CONDUCT ASBESTOS CONTAMINATED MATERIALS ASSESSMENT AND DEMOLITION. ALL REGULATED DUST OR FIBER ASBESTOS-CONTAINING MATERIALS IDENTIFIED DURING THE SURVEY, WHICH MAY INCLUDE ASBESTOS-CONTAINING INSULATION, PLASTER, PAINT, AND OTHER MATERIALS, SHALL BE REMOVED PRIOR TO THE BEGINNING OF THE RENOVATION OR DEMOLITION ACTIVITY. IF REGULATED DUST OR FIBER ASBESTOS-CONTAINING MATERIALS ARE IDENTIFIED IN AN AREA OF 100 SQUARE FEET, 200 LINEAR FEET OR 35 CUBIC FEET, A PERMIT SHALL BE REQUIRED FROM THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES.
2. ALL MATERIAL TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED AT A PERMITTED SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
3. BEFORE STARTING DEMOLITION OR MODIFICATION OF EXISTING STRUCTURES, LIGHT POLES, ELECTRICAL DISTRIBUTION, ET AL, CONTRACTOR TO COORDINATE WITH THE NORTH CAROLINA DEPARTMENT OF HUMAN SERVICES, LOCAL POLICE, FIRE, SANITARY SERVICE, ET AL WITH ASSOCIATED UTILITY COMPANY AND OWNER.
4. DEVELOPER TO REMOVE BUILDING WITHIN THREE CONSERVATION AREA USING A BACKHOE EQUIPMENT, EQUIPPED WITH TIRES OR TRACKS AND NO DISTURBANCE TO THE AREA.



**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	DESCRIPTION
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-DM1
CHECKED BY	JLB
DRAWN BY	LLH
SCALE	1:30
DATE	09.06.2024

SHEET

DEMOLITION PLAN

81 81

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 NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

DEMOLITION PLAN

DEMOLITION PLAN

DEMOLITION PLAN

9101



McADAMS

The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone: 919.821.4300
fax: 919.821.4309
license number: C-2929-C-187
www.mcadamsco.com

CLIENT

NORTHWOOD RAVIN LLC
3015 CARRINGTON MILL BLVD
SUITE 400
RALEIGH, NORTH CAROLINA 27603


BLUE RIDGE ROAD MULTIFAMILY

ADMINISTRATIVE SITE REVIEW
2500 BLUE RIDGE ROAD
RALEIGH, NORTH CAROLINA 27603

GRADING LEGEND	
FLARED END SECTION	
ENDWALL SECTION	
CATCH BASIN	
DROP INLET	
STORM SERVICE INLET	
STORM SERVICE ROOF-DRAIN	
JUNCTION BOX	
DRAINAGE FLOW ARROW	
LINE BREAK SYMBOL	
TOP & BOTTOM CURB ELEVATIONS	
EW 223.00 FPE 213.00	
TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION, TOP OF WALL IS FOUNDATION ELEVATION)	
+ 250.00	
+ 250.50	
+ 250.60	
+ 250.80	
EW 223.00 FPE 213.00	
TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION, TOP OF WALL IS FOUNDATION ELEVATION)	
SPOT ELEVATION	
STORM DRAINAGE	
STORM SERVICE LINE	
RD RD RD	
ROOF DRAIN, 6" ABS NON-PERFORATED TUBING OR EQUAL 1.0 MN. SLOPE, 3' MIN. CLEARANCE, 12" INLETS 10' IN TRAFFIC AREAS	
TP TP TP	
TREE PROTECTION FENCE	
LD LD	
LIMITS OF DISTURBANCE	
WOODED AREA	
250	
252	
250	
252	
MAJOR CONTOUR	
MINOR CONTOUR	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
EASEMENT LINE	

BUILDING #1 AVERAGE GRADE PLANE

	PROPOSED	HIGH	LOW	AVERAGE
BLUE RIDGE ROAD		475.25	460.00	467.63
LAKE BOONE TRAIL		475.25	457.50	466.38

REVISIONS	
NO.	DATE
1	11-06-2004
	RESPONSE TO 1ST ASS COMMENTS
2	01-20-2005
	RESPONSE TO 2ND ASS COMMENTS
3	01-20-2005
	RESPONSE TO 3RD ASS COMMENTS

PLAN INFORMATION	
PROJECT NO.	RAV-23003
FILENAME	RAV23003-ASR-G1
CHECKED BY	JLB
DRAWN BY	LLH
SCALE	1:30
DATE	09/2004
SHEET	C3.00

GRAPHIC SCALE
0 10 20 30 40
1 inch = 30 ft.



SEE SHEET C3.00 FOR ALL PROJECT, SITE, GRADING, STORM
DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST
VERSION OF THE IBC, ICF, AND NCIC STANDARDS,
SPECIFICATIONS AND DETAILS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

CONTRACTOR SHALL NOTIFY "811" (811) OR (1-800-632-4949) AT
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OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED.
CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE
THEIR OWN LOCATOR SERVICE INDEPENDENT OF "811".
REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



Know what's below.
Call before you dig.

811

www.811.com

1-800-632-4949

1-800-632-4949



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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

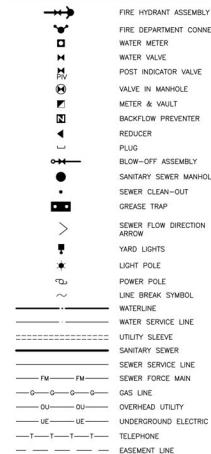
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DORTHWOOD RAVIN LLC
1015 CARRINGTON MILL BLVD
SUITE 460
RALEIGH, NORTH CAROLINA 27560



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

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

UTILITY LEGEN



NOTE: SYSTEM TO
SYSTEM

GENERAL NOTES:

1. SYSTEM TO UTILIZE NFPA 13 SPRINKLER SYSTEM
2. FIRE DEPARTMENT EQUIPMENT CARS MUST BE CAPABLE OF SUPPORTING THE LOAD OF ONE FIRE DEPARTMENT EQUIPMENT CARS AT LEAST 10,000 LBS. AND SHALL BE SURGED TO PROVIDE ALL WINTER DRIVING CAPABILITIES (INCF 503.2.3).
3. PER NC STATE BUILDING CODE 316.3.6 FOR PARKING UNDER SUPERIOR POWER LINES REQUIREMENTS: 1. OVERHEAD POWER LINES SHALL NOT CROSS OVER THE EASEMENT OR RIGHT OF WAY.
2. EACH OVERHEAD POWER LINE SHALL BE LOCATED ON LESS GROUNDED SUPPORTS.
3. THE LOWEST CONDUCTOR OF THE TRANSMISSION LINE SHALL BE 25 FEET ABOVE THE PARKING LOT GROUND LEVEL.
4. THE OVERHEAD LINE VOLTAGE SHALL BE 23000 OR LESS; AND
5. TRANSPORT PARKING IS A TIME PERIOD NO MORE THAN 12 CONSECUTIVE HOURS

3.4. THE TRANSMISSION LINE VOLTAGE SHALL BE 220KV OR LESS, AND
3.5. TRANSIENT PARKING IS A TIME PERIOD OF NO MORE THAN 12 CONSECUTIVE HOURS



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

LAN INFORMATION

PROJECT NO. RAV-23003
FILENAME RAV23003-ASR-U1
CHECKED BY JLB
DRAWN BY LLH
SCALE 1":30'
DATE 09.06.2024

UTILITY PLAN

STENTY/EAR

64 22

4.01

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

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

UTILITY PLAN

C4.00

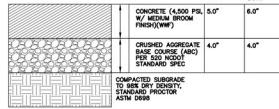
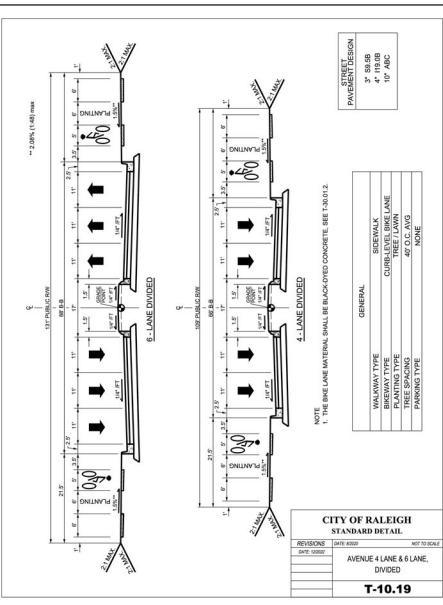
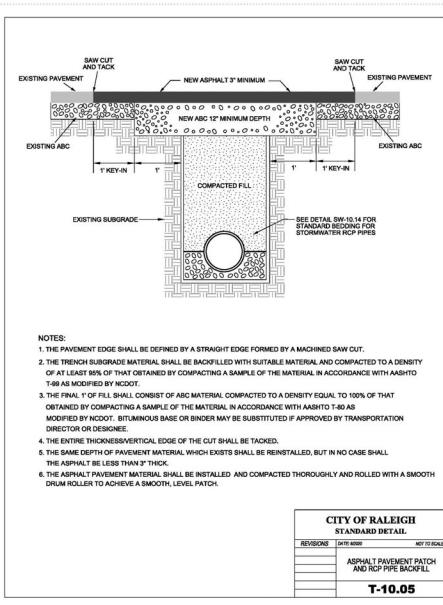
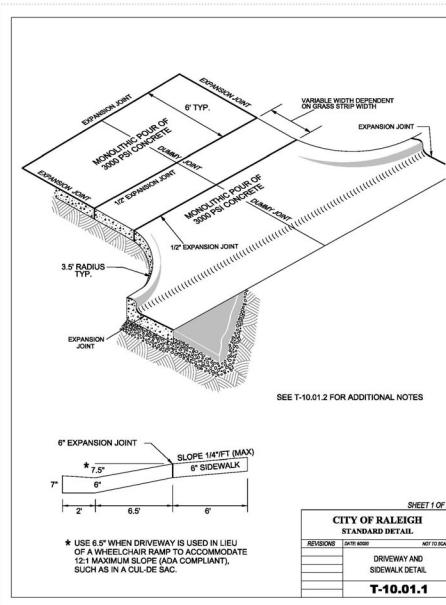


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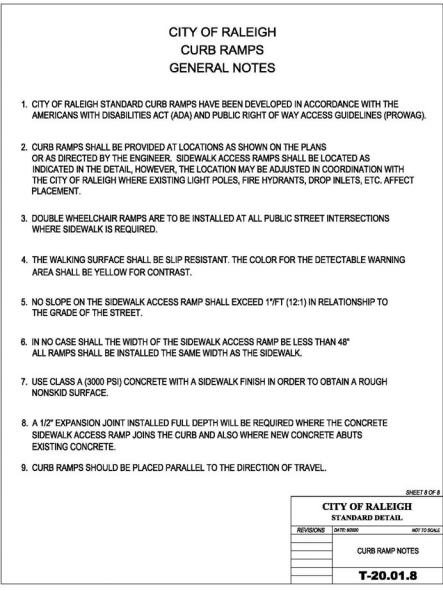
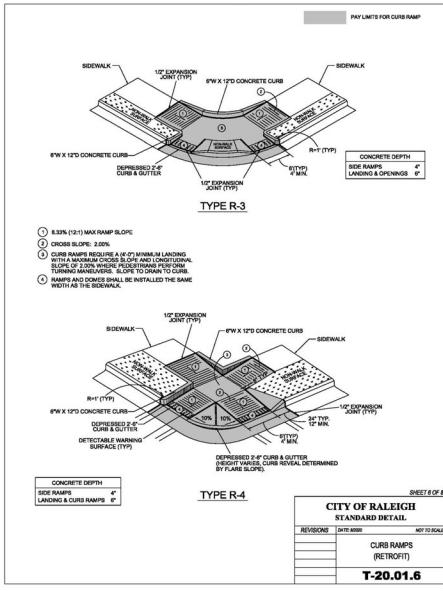
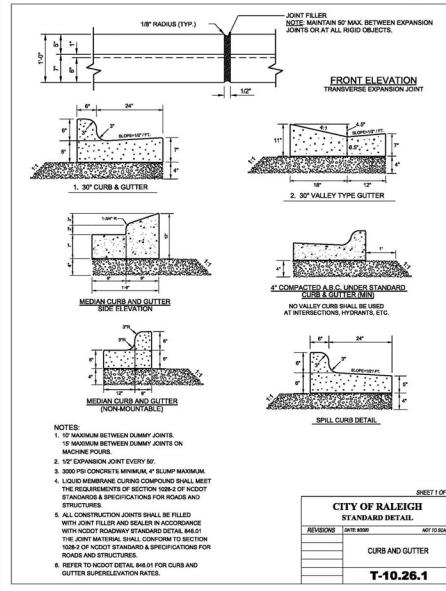
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone: 919.831.4300
fax: 919.831.4307
license number: C-2929-A
www.mcadamsco.com

CLINTON
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3015 CARRINGTON MILL BLVD
SUITE 400
RALEIGH, NORTH CAROLINA 27603


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



NOTE:
THE PAVEMENT SECTIONS SHOWN ARE PRELIMINARY. THE CONTRACTOR SHALL VERIFY PAVEMENT DESIGN WITH THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.



REVISIONS
NO. DATE
1 11/04/2004 RESPONSE TO 1ST ASR COMMENTS
2 01/20/2005 RESPONSE TO 2ND ASR COMMENTS
3 01/20/2005 RESPONSE TO 3RD ASR COMMENTS

PLAN INFORMATION

PROJECT NO.: RAV-23003
FILENAME: RAV23003-ASR-01
CHECKED BY: LIV
DRAWN BY: LLH
SCALE: N/A
DATE: 09.06.2004
SHEET: SITE DETAILS

C8.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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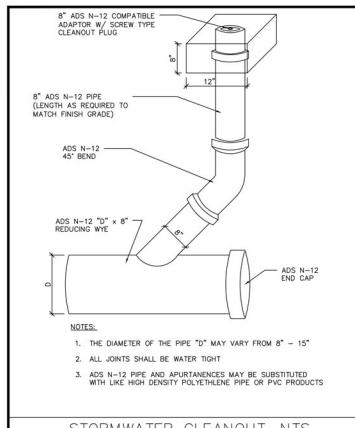
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621 Hillsborough Street
Suite 500
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phone: 919.821.4300
fax: 919.821.4301
license number: C-0293-C-187
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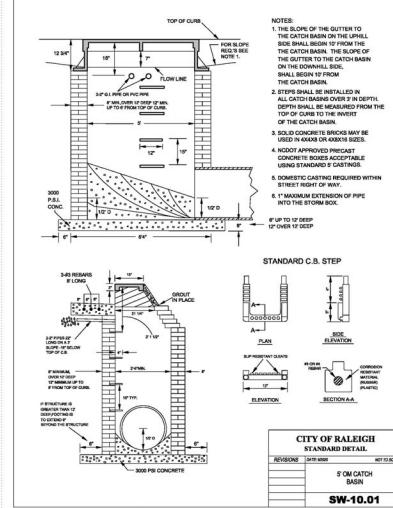
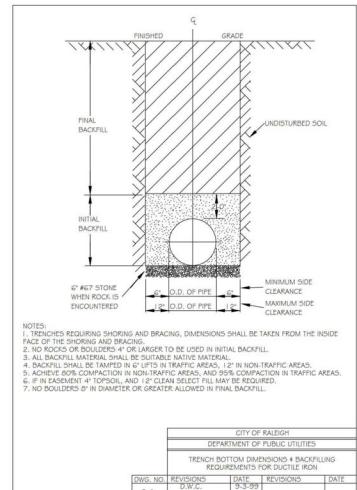
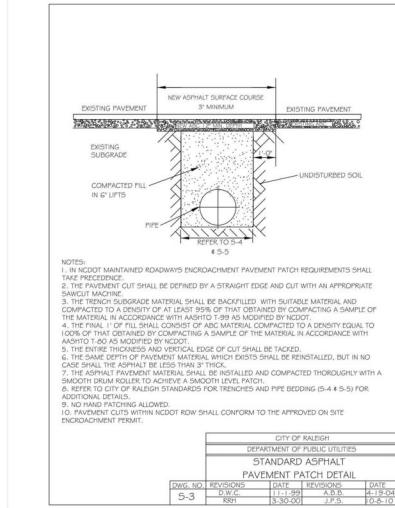
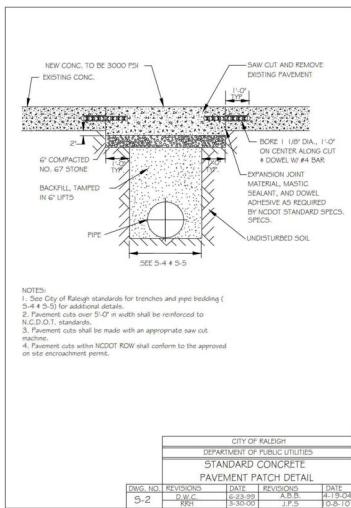
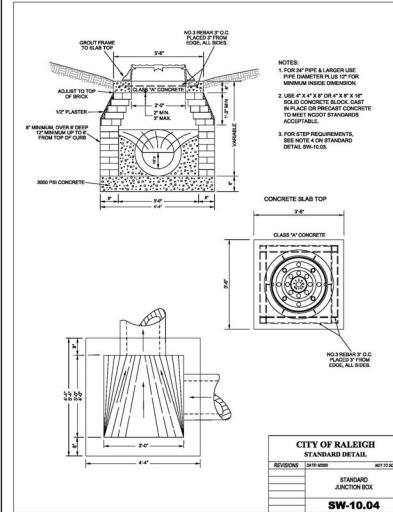
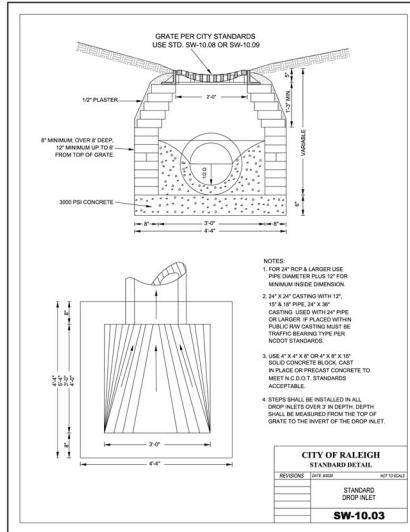
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SUITE 400
RALEIGH, NORTH CAROLINA 27603



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



STORMWATER CLEANOUT, NTS



REVISIONS

NO.	DATE	RESPONSE TO 1ST ASR COMMENTS
1	11-06-2004	
2	01-20-2005	RESPONSE TO 2ND ASR COMMENTS
3	01-20-2005	RESPONSE TO 3RD ASR COMMENTS

PLAN INFORMATION

PROJECT NO.	RAV-23003
FILENAME	RAV23003-ASR-01
CHECKED BY	LIV
DRAWN BY	LHL
SCALE	N/A
DATE	09-06-2004

SHEET

STORM DRAINAGE DETAILS
C8.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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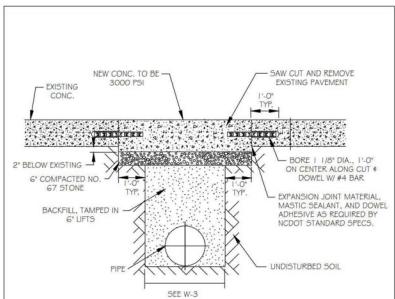
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621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919.821.4300
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license number: C-2929-C-187
www.mcadamsco.com

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3015 CARRINGTON MILL BLVD
SUITE 460
RALEIGH, NORTH CAROLINA 27603

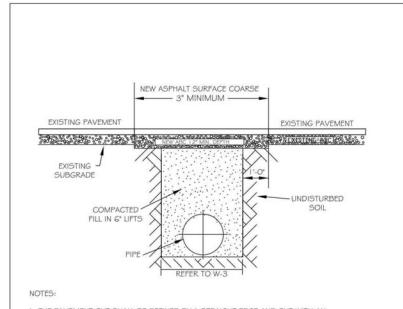


**BLUE RIDGE ROAD
MULTIFAMILY
ADMINISTRATIVE SITE REVIEW
2500 BLUE RIDGE ROAD
RALEIGH, NORTH CAROLINA 27607**



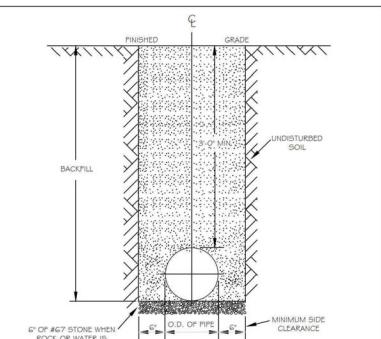
NOTES:
1. SEE CITY OF RALEIGH STANDARDS FOR TRENCHES AND PIPE BEDDING W-3 FOR ADDITIONAL DETAILS
2. PAVEMENT CUTS WITHIN NC DOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT
3. THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROVED SAW CUT MACHINE.
4. THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AND A COATING OF 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-90 AS MODIFIED BY NC DOT.

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES STANDARD CONCRETE PAVEMENT PATCH DETAIL			
DWG. NO.	REVISI0NS	DATE	REVISI0NS
W-1	A/R/1 A/R/3	12-31-00 12-20-02	R/B WAD 10-23-13



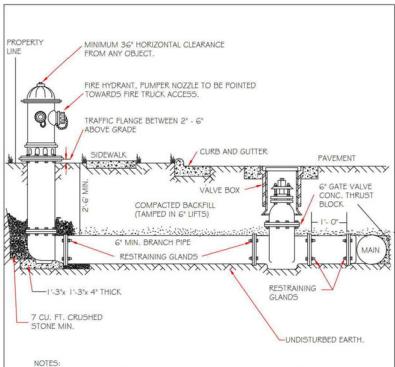
NOTES:
1. THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAW CUT MACHINE.
2. THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AND A COATING OF 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-90 AS MODIFIED BY NC DOT.
3. THE ENTIRE THICKNESS VERTICAL EDGE OF CUT SHALL BE TACKED.
4. THE TRENCHES SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED THROUGHOUT WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.
5. REFER TO CITY OF RALEIGH STANDARDS FOR TRENCHES AND PIPE BEDDING, W-3, FOR ADDITIONAL DETAILS.
6. NO HAND PATCHING ALLOWED.
7. PAVEMENT CUTS WITHIN NC DOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT.

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES STANDARD ASPHALT PAVEMENT PATCH DETAIL			
DWG. NO.	REVISI0NS	DATE	REVISI0NS
W-2	R/R/1 D.W.C.	12-31-00 1-1-99	R/B J.P.S. 10-23-10



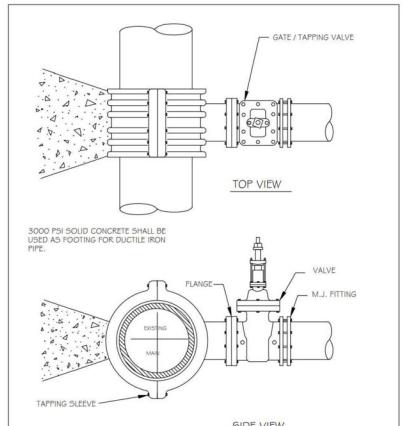
NOTES:
1. TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
2. NO ROCKS OR BOULDERS 4" OR LARGER TO BE USED IN BACKFILL.
3. ALL BACKFILL SHALL BE SUITABLE NATIVE MATERIAL.
4. BACKFILL SHALL BE TAMPED IN 6" LIFTS.
5. ACHIEVE 95% COMPACTION IN BACKFILL.

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES TRENCH BOTTOM DIMENSIONS & BACKFILLING REQUIREMENTS FOR DUCTILE IRON			
DWG. NO.	REVISI0NS	DATE	REVISI0NS
W-3	R/R/1 D.W.C.	12-31-00 1-1-99	A/R J.F.S. 2-15-03



NOTES:
1. FIRE HYDRANT SHALL BE A MANUFACTURED MUEHLER, AMERICAN DARLING, KENNEDY, MH, WATTS, COLE, AND JORGAN IRON WORKS, OR EQUIVALENT.
2. BRANCH PIPE SHALL BE DUCTILE IRON AWWA C150-96.
3. 6" GATE VALVE SHALL BE AWWA C200-96 OPTIMA.
4. 4" STEM VALVE SHALL BE AWWA C200-96 OPTIMA.
5. FIRE HYDRANTS WILL BE INSTALLED IN TRUE VERTICAL POSITION.
6. HYDRANT SHALL BE INSTALLED IN A CONCRETE BASE WITH A REACTION BLOCK FROM THE VALVE TO THE HYDRANT EXCEEDS 20 FEET. A MECHANICAL RESTRAINING GLAND WITH A REED CASE SHALL BE INSTALLED NO MORE THAN 10 FEET FROM HYDRANT AND FORGED IN CONCRETE.
7. FIRE HYDRANT TO BE LOCATED IN ROW OR 2' FOOT EASEMENT ADJACENT TO ROW.

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES STANDARD FIRE HYDRANT INSTALLATION DETAIL			
DWG. NO.	REVISI0NS	DATE	REVISI0NS
W-4	A/R/1 D.W.C.	4-6-04 12-10-05	FAD J.P.S. 2/17/09



NOTES:
1. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS.
2. SEE STANDARD REACTION BLOCK TABLES, W-10 AND W-11 FOR AREA OF CONCRETE REQUIRED.

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES 4" - 24" STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY			
DWG. NO.	REVISI0NS	DATE	REVISI0NS
W-14	Y.C.A. D.W.C.	12-31-91 1-1-99	R/R/1 J.F.S. 3-31-00 1-1-10

REVISIONS

- 1 11-06-2004 RESPONSE TO 1ST ASR COMMENTS
- 2 01-20-2005 RESPONSE TO 2ND ASR COMMENTS
- 3 01-20-2005 RESPONSE TO 3RD ASR COMMENTS

PLAN INFORMATION

PROJECT NO.: RAV-23003
FILENAME: RAV23003-ASR-01
CHECKED BY: LIV
DRAWN BY: LLH
SCALE: N/A
DATE: 09-06-2004

SHEET

WATER DETAILS

C8.04

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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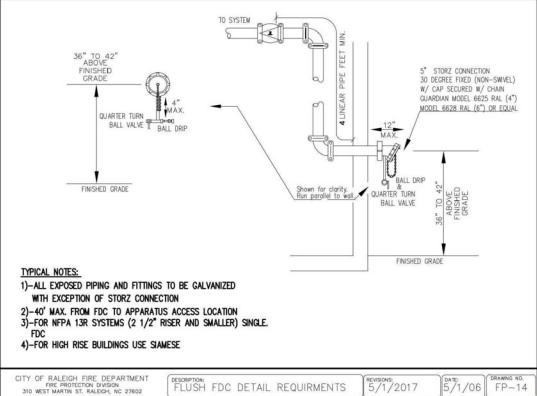
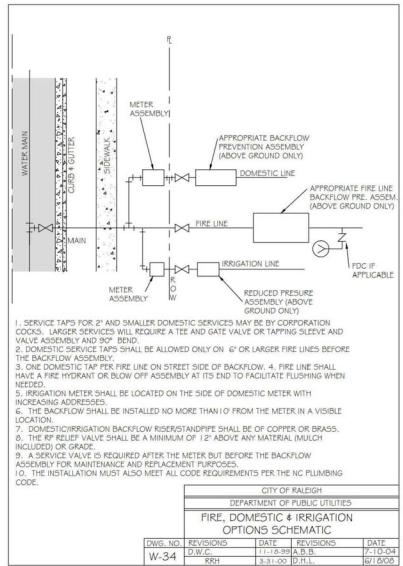
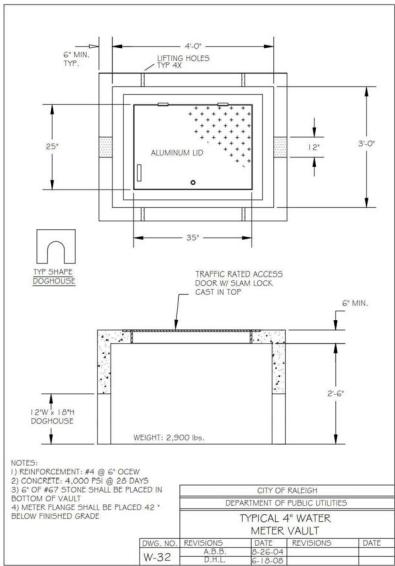
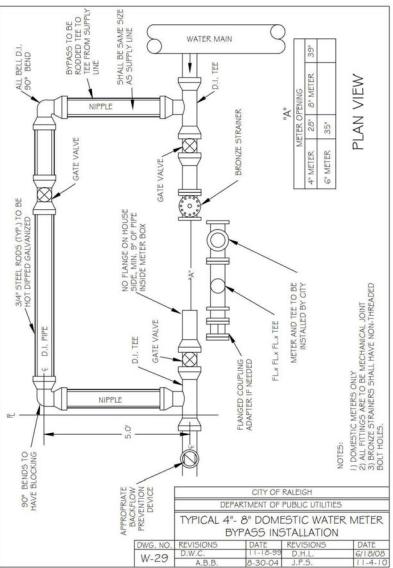
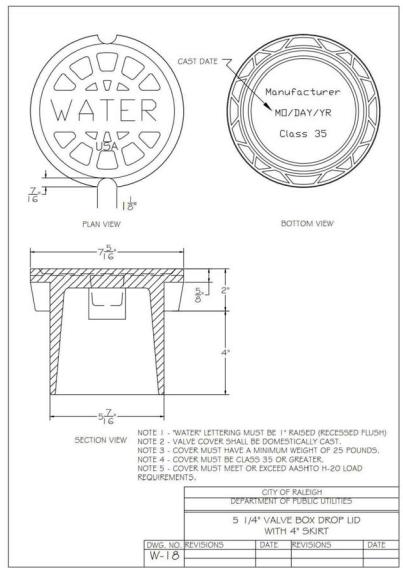
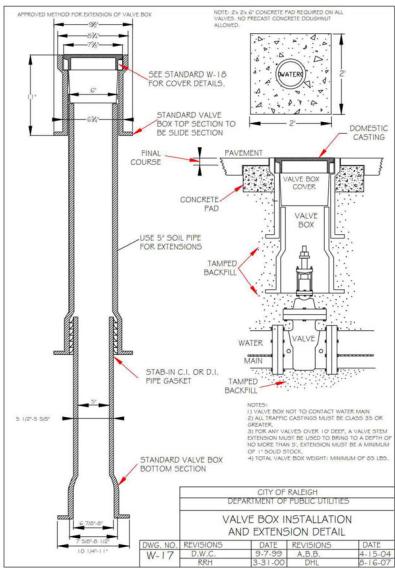
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CLIENT

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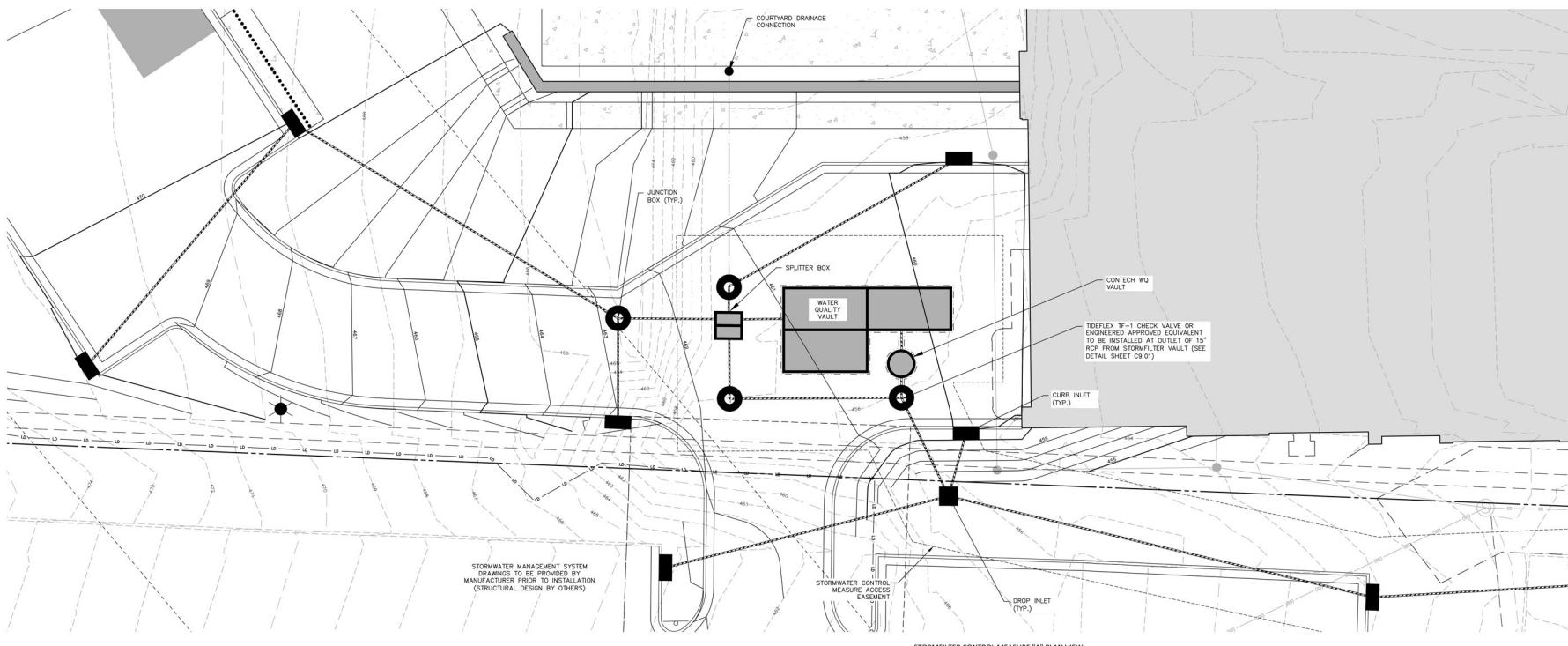
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fax 919.361.2269
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RALEIGH, NORTH CAROLINA 27560



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



REVISIONS

NO.	DATE	RESPONSE TO 1ST ADR COMMENTS
1	01.04.2024	RESPONSE TO 1ST ADR COMMENTS
2	03.20.2025	RESPONSE TO 2ND ADR COMMENTS
3	05.23.2025	RESPONSE TO 3RD ADR COMMENTS

PLAN INFORMATION

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



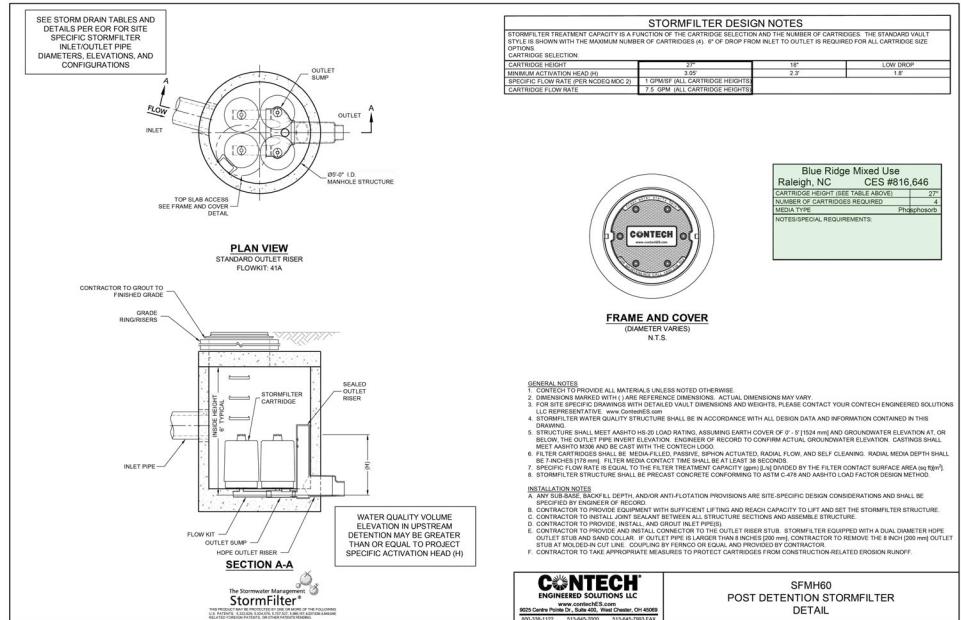
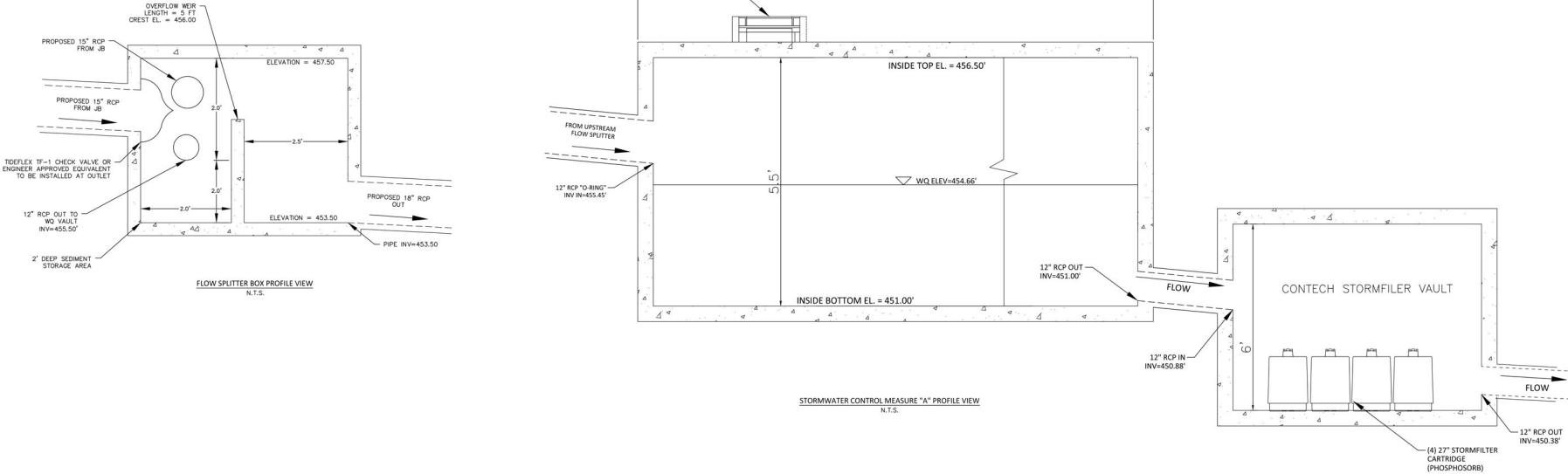
SEE SHEET CO.00 FOR ALL PROJECT NOTES.

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**STORMWATER CONTROL
MEASURE PLAN VIEW**

C9.00



Series TF-1

- Ideal for manhole installations
- Minimal bottom clearance required
- Lightweight, all-elasticizer design
- Seals around small solids
- Available in slip-on or flanged design



Pin 8-B	Length	Bill Height	Clip Length
+	14	5	150
+	15	6	150
+	16	7	150
+	17	8	150
+	18	9	150
+	19	10	150
+	20	11	150
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+	22	13	150
+	23	14	150
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+	385	376	150
+			

TIDEFLEX CHECK VALVE DETAIL

SEE SHEET CO-00 FOR ALL PROJECT NOTES.

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
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	KAN22002-ASR-SW1
CHECKED BY	LIV
DRAWN BY	LLH
SCALE	1"=30'
DATE	09.06.2024

SHEET

STORMWATER CONTROL MEASURE DETAILS

911

C9.01

C9.01



McADAMS

The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone: 919.821.4300
fax: 919.821.4300
license number: C-2929, C-187

www.mcadamsco.com

CLIENT

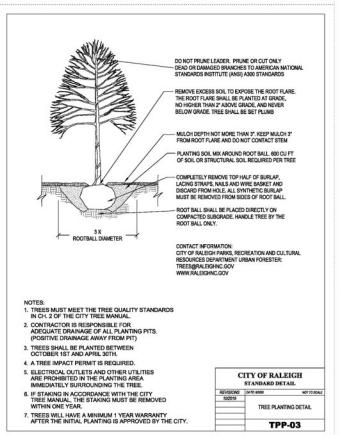
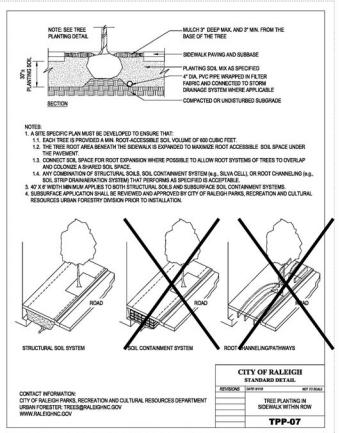
NORTHWOOD RAVIN LLC
3015 CARRINGTON MILL BLVD
SUITE 460
RALEIGH, NORTH CAROLINA 27560



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

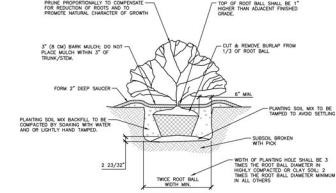
GENERAL LANDSCAPE NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCRENCIES BETWEEN THE NOTIFICATION DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
- ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADES, WALLS, ETC. REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
- VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT. ANY DISCRENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- LANDSCAPE MATERIAL SHALL BE WELL FOLIAGED, VIGOROUS, GROWING SPECIMENS WITH GOOD COLOR AND FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT EDITION OF THE AMERICAN HORTICULTURE SOCIETY'S "NURSERY STOCK" AS PUBLISHED BY THE AMERICAN HORTICULTURE & LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR COULEGE OF THE PLANT. MISHANDED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- ALL PLANTS TO BE PLANTED ARE TO BE PLANTED IN ACCORDANCE WITH THE PLANT SCHEDULE. ANY CHANGES IN PLANTING SCHEDULES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY PLANTING.
- CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO DETERMINE THE EXTENTS OF MULCH/SEED IF NOT SPECIFICALLY SHOWN ON PLANS.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
- PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
- PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
- CONTRACTOR SHALL COORDINATE TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST IN FERTILITY BASED UPON THE TEST RESULTS.
- TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND FREE OF STICKS, STONES, LUMPS OF SOIL, STICK ROOTS, TRASH, OR OTHER EXTRANGULAR MATERIAL.
- LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A MINIMUM SOIL PH OF 6.0. DO NOT SPREAD SOIL AMENDMENTS AND FERTILIZERS OVER PLANTING SOIL MIX TO A DEPTH OF 6 INCHES OR LESS THAN REQUIRED TO MEET TEST RESULTS. DO NOT SPREAD SOIL AMENDMENTS AND FERTILIZERS OVER PLANTING SOIL OR SUBGRADE IF FROZEN, MUDDY, OR EXCESSIVELY WET.
- IF IMPROVED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 1 INCH PRIOR TO INSTALLATION OF THE PLANTING MIX. FOLLOWING INSTALLATION, THE PLANTING MIX SHALL BE TILLED TO A DEPTH OF 12 INCHES TO INTEGRATE THE SOIL PROFILE.
- PLANT MATERIALS ARE TO BE GUARANTEED FOR ONE YEAR. PLANT MATERIALS WHICH DO NOT MEET THE QUALITY STANDARDS WILL BE REPAIRED BY THE LANDSCAPE ARCHITECT BEFORE THE EXPIRATION OF THE GUARANTEED PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- ALL THE PLANTING AREAS BEING USED FOR PLANTING, SHALL BE GUARANTEED FOR ONE YEAR. PLANT MATERIALS WHICH DO NOT MEET THE QUALITY STANDARDS WILL BE REPAIRED BY THE LANDSCAPE ARCHITECT PRIOR TO THE EXPIRATION OF THE GUARANTEED PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWATHING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BEND THE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE THE BARK. DO NOT DAMAGE THE PLANTING HOLE. DO NOT DAMAGE PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
- DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANTING HAS BEEN APPROVED BY THE LANDSCAPE ARCHITECT. DELAY PLANTING TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UPRIGHT AND SPACED APPROPRIATELY. PLANTING HOLE SHOULD BE FREE OF TRASH AND MAINTAINED WEED FREE. MILCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MILCH IS FREE OF TRASH AND WEEDS. PLANTING HOLE SHOULD BE FREE OF TRASH AND WEED.
- SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
- EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISP DEFINITION.
- CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
- REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
- FINISH GRADING: GRADE PLANTING AREAS TO A 30CM UNIFORM GURBETT ALINE WITH 10CM DRAINAGE SLOPES. GRADE TO 10CM PLUS OR MINUS 1/2 INCH OF FRESH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADE. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.



01 SHRUB INSTALLATION

SCALE: 3/8"=1'-0"



REVISIONS

- 11.04.2024 RESPOND TO 1ST ASR COMMENTS
- 01.20.2025 RESPOND TO 2ND ASR COMMENTS
- 01.20.2025 RESPOND TO 3RD ASR COMMENTS

PLAN INFORMATION

PROJECT NO.: RAV-23003
FILENAME: RAV23003-ASR-LS1
CHECKED BY: -
DRAWN BY: LLH
SCALE: 1"-30'
DATE: 09.06.2024
SHEET: L5.01

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES
ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSIONS OF IBC, ASCE 7-16, AND NCOT STANDARDS, SPECIFICATIONS AND DETAILS.
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

CODE LANDSCAPE DETAILS

L5.01

SHEET NO.	SHEET NAME	05.23.2025 ASD SET
AA01	EXTERIOR ELEVATIONS	X
AA42	EXTERIOR ELEVATIONS	X

OVERALL BUILDING GSF		
East side of Firewall	West Side of Firewall	Parking Garage
14,415	0	28,542
Level 2	20,96	28,810
Level 3	27,767	38,122
Level 4	28,627	28,701
Level 5	28,627	38,793
Level 6	28,648	38,793
Level 7	28,615	38,793
Level 8	0	38,793
Level 9	0	39,046
Total	177,511	259,069
		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	
A1	1BR/1BA; in-line	17	49%	6.5%	672	0	672	11,422	11,422	
	1BR/1BA; in-line	38		14.6%	892	83	975	33,893	37,037	
	1BR/1BA; in-line	47		18.1%	830	77	907	39,003	42,618	
	1BR/1BA; in-line	2		0.8%	898	0	898	1,795	1,795	
	1BR/1BA + Den; in-line	7		2.7%	967	175	1,142	6,769	7,994	
	1BR/1BA; inside corner	16		6.2%	857	120	976	13,706	15,623	
Subtotal			127					106,589	116,489	
					Avg A Unit HSF	839				
B1	2BR/2BA; in-line	24	38%	9.2%	1,171	175	1,345	28,096	32,290	
	2BR/2BA; outside corner	4		15.5%	1,460	100	1,560	5,841	6,241	
	B2 - Upgrade	2BR/2BA; outside corner		0.4%	1,460	100	1,560	1,460	1,560	
	B3	2BR/2BA; outside corner		2.3%	1,373	92	1,465	8,238	8,790	
	B3 - Upgrade	2BR/2BA; outside corner		0.4%	1,373	92	1,465	1,373	1,465	
	B4	2BR/2BA; in-line		9.6%	1,171	175	1,346	29,269	33,652	
Subtotal			32					37,464	43,074	
B1	B1 - Premium	2BR/2BA + Den; outside corner	12%	1.9%	1,772	134	1,906	8,859	9,528	
	Subtotal							120,599	136,599	
					Avg B Unit HSF	1,231				
	C1 - Upgrade	3BR/2BA; outside corner		2%	1,729	262	1,991	8,645	9,957	
		3BR/2BA; outside corner		4%	1,588	262	1,850	15,880	18,503	
		C2		4%	1,705	160	1,866	17,054	18,656	
		C2 - Upgrade		2%	1,705	160	1,866	10,233	11,194	
		Subtotal						51,812	58,309	
					Avg C Unit HSF	1,671				
Penthouse (PH1)	3BR/3BA; in-line	2	2%	1%	2,354	391	2,745	4,708	5,490	
	Penthouse (PH2)	3BR/3BA; in-line		1%	2,215	219	2,433	4,429	4,867	
	Subtotal							9,137	10,357	
					Avg PH Unit HSF	2,284				
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 NWIR 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

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



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BLUE RIDGE ROAD APARTMENTS

RALEIGH, NC

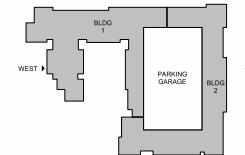
EXTERIOR ELEVATIONS AA41

1/16" = 1' 0" | 323282 | 05.30.2025

1/16 - 1-0 1 223282 1 03.08.2023

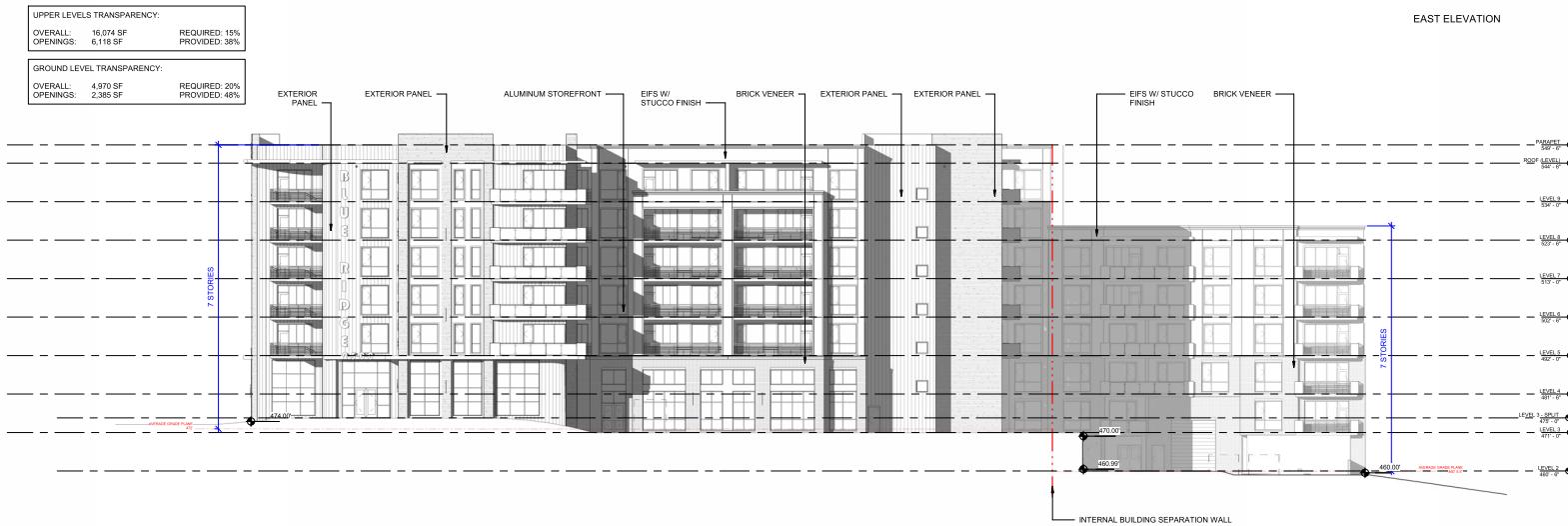
UPPER LEVELS TRANSPARENCY:		
OVERALL: 17,800 SF	REQUIRED: 15%	PROVIDED: 46%
OPENINGS: 8,245 SF		

GROUND LEVEL TRANSPARENCY:		
OVERALL: 4,093 SF	REQUIRED: 20%	PROVIDED: 24%
OPENINGS: 996 SF		



UPPER LEVELS TRANSPARENCY:		
OVERALL: 16,074 SF	REQUIRED: 15%	PROVIDED: 38%
OPENINGS: 8,118 SF		

GROUND LEVEL TRANSPARENCY:		
OVERALL: 4,970 SF	REQUIRED: 20%	PROVIDED: 48%
OPENINGS: 2,385 SF		



EAST ELEVATION

WEST ELEVATION

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BLUE RIDGE ROAD APARTMENTS

RALEIGH, NC

EXTERIOR ELEVATIONS AA42

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