

# Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

**Office Use Only:** Case #: \_\_\_\_\_ Planner (print): \_\_\_\_\_

Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

|   |                                    |  |  |
|---|------------------------------------|--|--|
| <b>Site Plan Tier:</b> Tier Two Site Plan <input type="checkbox"/>  |                                    | Tier Three Site Plan <input checked="" type="checkbox"/> |  |
| <b>Building Type</b>  |                                    | <b>Site Transaction History</b>                          |  |
| <input type="checkbox"/> Detached   | <input type="checkbox"/> General   | Subdivision case #: SUB-0050-2019                        |  |
| <input type="checkbox"/> Attached   | <input type="checkbox"/> Mixed use | Scoping/sketch plan case #: _____                        |  |
| <input checked="" type="checkbox"/> Apartment   | <input type="checkbox"/> Open lot  | Certificate of Appropriateness #: _____                  |  |
| <input type="checkbox"/> Townhouse  | <input type="checkbox"/> Civic     | Board of Adjustment #: _____                             |  |
|   |                                    | Zoning Case #: Orig: Z-33-16 Amend: TCZ-2-20             |  |
|   |                                    | Administrative Alternate #: _____                        |  |
| <b>GENERAL INFORMATION</b>  |                                    |  |  |
| Development name: North Ridge Apartments Ph2  |                                    |  |  |
| Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>   |                                    |  |  |
| Property address(es): <b>6300 The Lakes Drive</b>   |                                    |  |  |
| Site P.I.N.(s): 1717005113  |                                    |  |  |
| Please describe the scope of work. Include any additions, expansions, and change of use.<br>Multifamily community with surface parking and associated utilities and public infrastructure improvements. |                                    |  |  |
| Current Property Owner/Developer Contact Name: Aventon North Ridge II Owner LLC<br><b>NOTE: please attach purchase agreement when submitting this form.</b>   |                                    |  |  |
| Company: Aventon  |                                    | Title: Managing Director                                 |  |
| Address: 5420 Wade Park Boulevard, Suite 320, Raleigh, NC 27607   |                                    |  |  |
| Phone #: 919. 451. 2093   |                                    | Email: rperera@aventoncompanies.com                      |  |
| Applicant Name: Andy Padiak   |                                    |  |  |
| Company: McAdams  |                                    | Address: One Glenwood, Suite 201, Raleigh, NC 27603      |  |
| Phone #: 919. 287. 0780   |                                    | Email: padiak@mcadamsco.com                              |  |

### DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

| SITE DATA  | BUILDING DATA  |
|--|--|
| Zoning district (if more than one, please provide the acreage of each):<br>PD Z-033-16-ORD | Existing gross floor area (not to be demolished):<br>0 |
|  | Existing gross floor area to be demolished:<br>0       |
| Gross site acreage: 13.21  | New gross floor area: 422,182                          |
| # of parking spaces required: 384  | Total sf gross (to remain and new): 439,745            |
| # of parking spaces proposed: 461  | Proposed # of buildings: 3                             |
| Overlay District (if applicable):  | Proposed # of stories for each: 4 + basement           |
| Existing use (UDO 6.1.4): Vacant   |  |
| Proposed use (UDO 6.1.4): Apartment  |  |

### STORMWATER INFORMATION

|   |   |
|---|---|
| Existing Impervious Surface:<br>Acres: 0      Square Feet: 0  | Proposed Impervious Surface:<br>Acres: 7.45      Square Feet: _____               |
| Is this a flood hazard area?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |   |
| If yes, please provide: _____   |   |
| Alluvial soils: _____   |   |
| Flood study: _____  |   |
| FEMA Map Panel #: _____   |   |
| Neuse River Buffer      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>           | Wetlands      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

### RESIDENTIAL DEVELOPMENTS

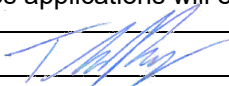
|   |   |
|---|---|
| Total # of dwelling units: 350                      | Total # of hotel units: n/a   |
| # of bedroom units: 1br 242      2br 82      3br 22 | 4br or more n/a   |
| # of lots: 2  | Is your project a cottage court?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

### SIGNATURE BLOCK

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, Andy Padiak will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

|  |                 |
|--|-----------------|
| Signature:  | Date: 7/29/2021 |
| Printed Name: Thomas Keady, CEO  |                 |



# NORTH RIDGE APARTMENTS PHASE 2

6300 THE LAKES DR  
RALEIGH, NORTH CAROLINA 27609

## ADMINISTRATIVE SITE REVIEW CITY OF RALEIGH CASE #: ASR-0070-2021 PROJECT NUMBER: 2021110328

DATE: AUGUST 4, 2021

### SHEET INDEX

|       |   |
|-------|---|
| C0.00 | PROJECT NOTES AND PARKING CALCULATIONS    |
| C0.01 | FORMS & DOCUMENTS                         |
| C1.00 | EXISTING CONDITIONS                       |
| C1.01 | DEMOLITION PLAN                           |
| C2.00 | OVERALL SITE PLAN                         |
| C2.01 | DETAILED SITE PLAN                        |
| C2.02 | DETAILED SITE PLAN                        |
| C2.03 | LOT 4 AMENITY AREA PLAN                   |
| C2.04 | LOT 5 AMENITY AREA PLAN                   |
| C3.00 | OVERALL GRADING AND STORM DRAINAGE PLAN   |
| C3.01 | LOT 4 GRADING AND STORM DRAINAGE PLAN     |
| C3.02 | LOT 5 GRADING AND STORM DRAINAGE PLAN     |
| C3.03 | AVERAGE GRADE PLANE CALCULATIONS          |
| C4.00 | OVERALL UTILITY PLAN                      |
| C4.01 | DETAILED UTILITY PLAN                     |
| C4.02 | DETAILED UTILITY PLAN                     |
| C4.03 | FIRE ACCESS PLAN                          |
| C8.00 | SITE DETAILS                              |
| C8.01 | SITE DETAILS                              |
| C8.02 | WATER DETAILS                             |
| C8.03 | WATER DETAILS                             |
| C8.04 | STORM DRAINAGE DETAILS                    |
| C8.05 | SEWER DETAILS                             |
| C9.00 | STORMWATER CONTROL MEASURE 'C' PLAN VIEW  |
| L5.00 | LANDSCAPE PLAN                            |
| L5.01 | LANDSCAPE PLAN                            |
| L8.00 | TREE CONSERVATION PLAN                    |
| A-12  | BUILDING 1 ELEVATIONS                     |
| A-13  | BUILDING 2 ELEVATIONS                     |
| A-14  | BUILDING 3 ELEVATIONS                     |
| A-15  | BUILDING 3 ELEVATIONS                     |
| A-16  | GARAGE & AUXILIARY BUILDINGS - ELEVATIONS |

CUMULATIVE DEVELOPMENT TRACKING TABLE (EXCLUDING ROW)

|   | SUBDISTRICT A<br>(EXISTING) | SUBDISTRICT B<br>(EX. & LOT 1) | SUBDISTRICT C<br>(LOT 3: PARK) | SUBDISTRICT D<br>(LOT 2 & 4) | SUBDISTRICT E<br>(LOT 5) | TOTAL         |
|---|-----------------------------|--------------------------------|--------------------------------|------------------------------|--------------------------|---------------|
| ACREAGE                                 | 25.43 AC                    | 18.22 AC                       | 5.00 AC                        | 12.51 AC                     | 5.08 AC                  | 66.24 AC      |
| USE (MAXIMUM ALLOWABLE PER MP-4-16):    |                             |                                |                                |                              |                          |               |
| RESIDENTIAL                             | 600 UNITS                   | 350 UNITS                      | 0 UNITS                        | 450 UNITS                    | 175 UNITS                | 1,575 UNITS   |
| NON-RESIDENTIAL                         | 7,000 SF                    | 7,000 SF                       | 7,000 SF                       | 7,000 SF                     | 35,000 SF                |               |
| EXISTING USES                           |                             |                                |                                |                              |                          |               |
| RESIDENTIAL                             | 492 UNITS                   | 108 UNITS                      | 0 UNITS                        | 0 UNITS                      | 0 UNITS                  | 600 UNITS     |
| PROPOSED USES                           |                             |                                |                                |                              |                          |               |
| RESIDENTIAL                             | 0 UNITS                     | 282 UNITS                      | 0 UNITS                        | 316 UNITS                    | 131 UNITS                | 729 UNITS     |
| NON-RESIDENTIAL                         | +/- 4,250 SF*               | 7,500 SF**                     | 0 SF                           | 0 SF                         | 0 SF                     | +/- 11,750 SF |
| TOTAL UNITS<br>(PROPOSED &<br>EXISTING) | 492 UNITS                   | 390 UNITS*                     | 0 UNITS                        | 316 UNITS                    | 131 UNITS                | 1329 UNITS    |

\* EXISTING CLUBHOUSE CURRENTLY LOCATED WITHIN SUBDISTRICT 'B' IS TO BE RELOCATED TO SUBDISTRICT 'A' UNDER CITY OF RALEIGH CASE NO. ASR-0003-2019.

\*\*PER MASTER PLAN CASE #MP-4-16 INTENSITIES CAN BE TRANSFERRED BETWEEN SUBDISTRICTS.

| NEW MAXIMUM ALLOWABLE DENSITY PER SUBDISTRICT ACCOUNTING FOR PROPOSED TRANSFERS. |           |           |          |           |           |
|--|-----------|-----------|----------|-----------|-----------|
| RESIDENTIAL  | 600 UNITS | 390 UNITS | 0 UNITS  | 410 UNITS | 175 UNITS |
| NON-RESIDENTIAL  | 7,000 SF  | 7,500 SF  | 6,500 SF | 7,000 SF  | 35,000 SF |

### NOTES

1. THE MINIMUM CORNER CLEARANCE FOR A DRIVEWAY FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRoACH ON THIS MINIMUM CORNER CLEARANCE. RSDM SECTION 6.5.2.D.
2. WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

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

### ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409, and the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

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|   |   |  |
|---|---|--|
| Site Plan Tier:                               | Tier Two Site Plan <input type="checkbox"/> | Tier Three Site Plan <input checked="" type="checkbox"/> |
| Building Type                                 |   | Site Transaction History                                 |
| <input type="checkbox"/> Detached             | <input type="checkbox"/> General            | Subdivision case #: SUB-0050-2019                        |
| <input type="checkbox"/> Attached             | <input type="checkbox"/> Mixed use          | Scoping/sketch plan case #:                              |
| <input checked="" type="checkbox"/> Apartment | <input type="checkbox"/> Open lot           | Certificate of Appropriateness #:                        |
| <input type="checkbox"/> Townhouse            | <input type="checkbox"/> Civic              | Board of Adjustment #:                                   |
|   |   | Zoning Case #: Orig: Z-33-16 Amend: TCZ-2-20             |
|   |   | Administrative Alternate #:                              |

#### GENERAL INFORMATION

Development name: North Ridge Apartments Ph2

Inside City limits? Yes ☒ No ☐

Property address(es): 6300 The Lakes Drive

Site P.I.N.(s): 1717005113

Please describe the scope of work. Include any additions, expansions, and change of use.

Multifamily community with surface parking and associated utilities and public infrastructure improvements.

Current Property Owner/Developer Contact Name: Aventon North Ridge II Owner LLC

NOTE: please attach purchase agreement when submitting this form.

Company: Aventon Title: Managing Director

Address: 5420 Wade Park Boulevard, Suite 320, Raleigh, NC 27607

Phone #: 919. 451. 2093 Email: rperera@aventoncompanies.com

Applicant Name: Andy Padiak

Company: McAdams Address: One Glenwood, Suite 201, Raleigh, NC 27603

Phone #: 919. 287. 0780 Email: padiak@mcadamsco.com

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| DEVELOPMENT TYPE + SITE DATE TABLE<br>(Applicable to all developments)                     |  |
|--|--|
| SITE DATA  | BUILDING DATA  |
| Zoning district (if more than one, please provide the acreage of each):<br>PD Z-033-16-ORD | Existing gross floor area (not to be demolished):<br>0 |
| Gross site acreage: 13.21  | Existing gross floor area to be demolished:<br>0       |
| # of parking spaces required: 384  | New gross floor area: 422,182                          |
| # of parking spaces proposed: 445  | Total sf gross (to remain and new): 439,745            |
| Overlay District (if applicable):  | Proposed # of buildings: 3                             |
| Existing use (UDO 6.1.4): Vacant   | Proposed # of stories for each: 4 + basement           |
| Proposed use (UDO 6.1.4): Apartment  |  |

| STORMWATER INFORMATION   |  |
|--|--|
| Existing Impervious Surface:<br>Acres: 0   | Proposed Impervious Surface:<br>Acres: 7.45                                  |
| Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |  |
| If yes, please provide:  |  |
| Alluvial soils:  |  |
| Flood study:   |  |
| FEMA Map Panel #:  |  |
| Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>           | Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

| RESIDENTIAL DEVELOPMENTS                  |  |
|---|--|
| Total # of dwelling units: 350            | Total # of hotel units: n/a  |
| # of bedroom units: 1br 242 2br 82 3br 22 | 4br or more n/a  |
| # of lots: 2                              | Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

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I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: Thomas Keady, CEO Date: 7/29/2021  
Printed Name: Thomas Keady, CEO

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#### OPEN SPACE PER UDO SECTION 4.7

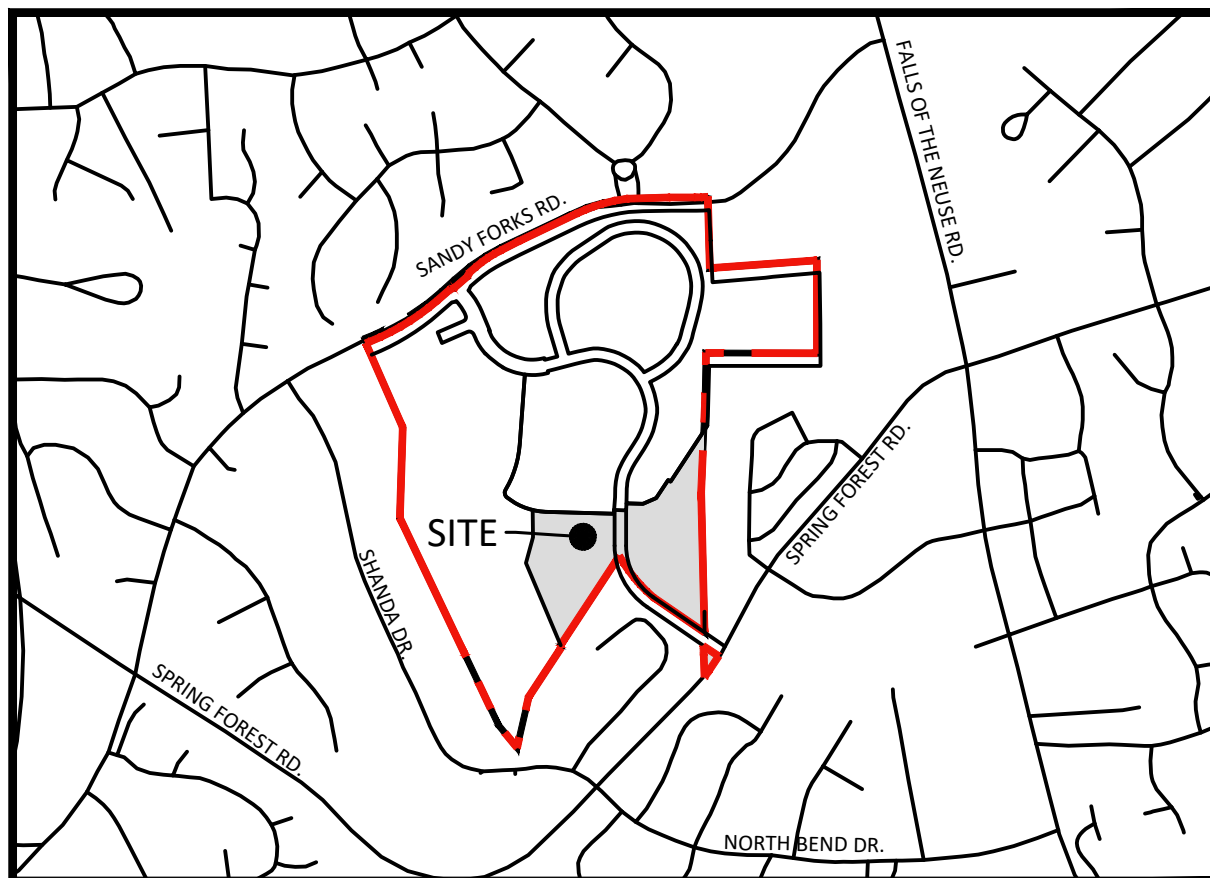
|                      |   |
|----------------------|---|
| LOT 4, 5, & 6        | REQUIRED: 1.32 ACRES (10% OF 13.21 ACRES)<br>PROVIDED: 1.46 ACRES (11.1%)   |
| PRIMARY OPEN SPACE   | PROVIDED AREA: 0.00 ACRES<br>FLOODWAY AREA: NOT PRESENT ON SITE<br>NATURAL RESOURCE BUFFERS: NOT PRESENT ON SITE<br>SLOPES ABOVE 25%: NOT PRESENT ON SITE<br>JURISDICTIONAL WETLANDS: NOT PRESENT ON SITE<br>TRANSITIONAL PROTECTIVE YARDS: NOT PRESENT ON SITE |
| SECONDARY OPEN SPACE | PROVIDED AREA: 0.00 ACRES<br>FLOOD FRINGE AREA: NOT PRESENT ON SITE   |
| TERTIARY OPEN SPACE  | PROVIDED AREA: 1.46 ACRES<br>HISTORIC, ARCHAEOLOGICAL, ETC: NOT PRESENT ON SITE<br>NATURAL FEATURES, ETC: 1.46 ACRES  |

#### SITE DATA

|                                |   |
|--------------------------------|---|
| SITE ADDRESS:                  | 6300 THE LAKES DR, RALEIGH, NC 27609  |
| PARCEL PIN NUMBER:             | 1717005113, 171700286   |
| PREVIOUS RALEIGH CASES:        | MASTER PLAN CASE #MP-4-16; REZONING CASE #Z-33-16, Z-78-97;<br>PRELIMINARY SUBDIVISION CASE #SUB-0050-2019  |
| PHASE 2 LOTS DEVELOPMENT:      | LOT 4, LOT 5, LOT 6   |
| GROSS/ NET SITE AREA:          | OVERALL GROSS SITE AREA: 13.96 AC (575,428 SF) NET SITE AREA PER LOT:<br>OVERALL NET SITE AREA: 12.26 AC (527,817 SF) LOT 4: 6.29 AC (273,865 SF)<br>LOT 5: 5.08 AC (221,447 SF)<br>LOT 6: 0.14 AC (6,281 SF) |
| EXISTING ZONING:               | PLANNED DEVELOPMENT   |
| OVERLAY DISTRICT:              | NONE APPLICABLE   |
| WATERSHED:                     | CRABTREE CREEK  |
| FLOODPLAIN/FIRM PANEL:         | NOT APPLICABLE  |
| EXISTING USE:                  | VACANT; RESIDENTIAL CLUBHOUSE   |
| PROPOSED USE:                  | APARTMENTS  |
| IMPERVIOUS AREA FOR LOTS 4 & 5 | EXISTING IMPERVIOUS: 0.00 AC<br>PROPOSED IMPERVIOUS: 7.45 AC  |
| BLOCK PERIMETER:               | PER MP-4-16 SECTION 8 MODIFICATIONS BLOCK PERIMETER STANDARDS SHALL BE SATISFIED BASED UPON THE EXISTING AND PROPOSED PUBLIC STREET NETWORK.  |

#### PARKING + BUILD-TO DATA

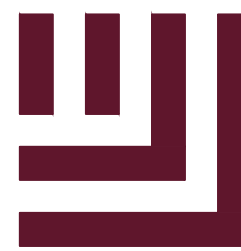
|   |   |
|---|---|
| APARTMENT UNIT MIX PER BUILDING:  | BUILDING 1: 132 UNITS (87 ONE BED; 37 TWO BED; 8 THREE BED)<br>BUILDING 2: 94 UNITS (58 ONE BED; 27 TWO BED; 9 THREE BED)<br>BUILDING 3: 124 UNITS (97 ONE BED; 22 TWO BED; 5 THREE BED)  |
| APARTMENT UNIT MIX PER LOT:   | LOT 4: BUILDING 1 & 2<br>1 BEDROOM: 145 UNITS<br>2 BEDROOM: 64 UNITS<br>3 BEDROOM: 17 UNITS<br>TOTAL UNITS: 226 UNITS<br>LOT 5: BUILDING 3<br>1 BEDROOM: 97 UNITS<br>2 BEDROOM: 22 UNITS<br>3 BEDROOM: 5 UNITS<br>TOTAL UNITS: 124 UNITS  |
| PARKING DATA: VEHICLE AND BICYCLE PARKING REQUIREMENTS PER UDO SECTION 7.1.2.C AND THE HAWTHORNE NORTH RIDGE MASTER PLAN (MP-4-2016). | VEHICLE PARKING<br>LOT 4: BUILDING 1 & 2<br>REQUIRED: 258 SPACES<br>PROVIDED: 286 SPACES<br>LOT 5: BUILDING 3<br>REQUIRED: 130 SPACES<br>PROVIDED: 159 SPACES<br>SEE SHEET C0.00 FOR DETAILED PARKING CALCULATIONS<br>ACCESSIBLE PARKING<br>LOT 4: BUILDING 1 & 2<br>REQUIRED: 14 TOTAL ACCESSIBLE SPACES; 4 VAN SPACES<br>PROVIDED: 14 TOTAL ACCESSIBLE SPACES; 4 VAN SPACES<br>LOT 5: BUILDING 3<br>REQUIRED: 8 TOTAL ACCESSIBLE SPACES; 1 VAN SPACES<br>PROVIDED: 8 TOTAL ACCESSIBLE SPACES; 1 VAN SPACES<br>SEE SHEET C0.00 FOR DETAILED ADA PARKING CALCULATIONS<br>BIKE PARKING<br>LOT 4: BUILDING 1 & 2<br>REQUIRED: 13 SHORT-TERM SPACES; 0 LONG TERM (APARTMENT USE=12 SPACES (255 UNITS X 1/20))<br>PROVIDED: 16 SPACES<br>CLUBHOUSE<br>REQUIRED: 4 SHORT TERM SPACES<br>PROVIDED: 4 SPACES<br>LOT 5: BUILDING 3<br>REQUIRED: 7 SHORT-TERM SPACES; 0 LONG TERM (APARTMENT USE=7 SPACES (137 UNITS X 1/20))<br>PROVIDED: 8 SHORT-TERM SPACES |
| BUILDING + PARKING SETBACK:   | BUILD-TO<br>REQUIRED ALONG LAKECREST DRIVE: 108 LF OF BUILDING BETWEEN 0'-100' (TOTAL FRONTAGE=432 LF) MIN. 25%<br>REQUIRED ALONG LOT 4 THE LAKES DRIVE: 96 LF OF BUILDING BETWEEN 0'-100' (TOTAL FRONTAGE=383 LF) MIN. 25%<br>REQUIRED ALONG LOT 5 THE LAKES DRIVE: 185 LF OF BUILDING BETWEEN 0'-100' (TOTAL FRONTAGE=739 LF) MIN. 25%<br>PROVIDED ALONG LAKECREST DRIVE: 331.36 LF OF BUILDING BETWEEN 0'-100' (76.7%)<br>PROVIDED ALONG LOT 4 THE LAKES DRIVE: 140.97 LF OF BUILDING BETWEEN 0'-100' (36.8%)<br>PROVIDED ALONG LOT 5 THE LAKES DRIVE: 269.66 LF OF BUILDING BETWEEN 0'-100' (36.9%)   |
| SETBACKS:   | PARKING SETBACK PRIMARY STREET: 10' 0' OR 3'<br>PARKING SETBACK SIDE/REAR LOT LINE: 0' OR 3'<br>APARTMENT BUILDING SETBACK FROM PRIMARY/SIDE STREET: 5'<br>APARTMENT BUILDING SETBACK SIDE/REAR LOT LINE: 0' OR 6'  |



SCALE: 1" = 1000'



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.



McADAMS

The John R. McAdams Company, Inc.  
One Glenwood Avenue  
Suite 201  
Raleigh, NC 27603  
phone 919. 823. 4300  
fax 919. 361. 2269  
license number: C-0293, C-187

www.mcadamsco.com

### CONTACT

ANDY PADIAK  
padiak@mcadamsco.com  
PHONE: 919. 823. 4300

### CLIENT

AVENTON COMPANIES  
5420 WADE PARK BLVD. SUITE 320  
RALEIGH, NORTH CAROLINA 27607



### PROJECT DIRECTORY

DEVELOPER  
AVENTON COMPANIES  
5420 WADE PARK BLVD. SUITE 320  
RALEIGH, NORTH CAROLINA 27607

LAND PLANNING, ENGINEER &  
LANDSCAPE ARCHITECTURE  
MCADAMS CO  
ONE GLENWOOD AVE  
RALEIGH, NORTH CAROLINA 27603

ARCHITECT  
CLINE DESIGN ASSOCIATES  
125 N HARRINGTON ST  
RALEIGH, NORTH CAROLINA 27603

### REVISIONS

| NO. | DATE                                    |
|-----|---|
| 1.  | 2021-09-29 1ST RESPONSE TO ASR COMMENTS |
| 2.  | 2021-11-17 2ND RESPONSE TO ASR COMMENTS |
| 3.  | 2022-04-29 3RD RESPONSE TO ASR COMMENTS |
| 4.  | 2022-06-17 4TH RESPONSE TO ASR COMMENTS |

### ADMINISTRATIVE SITE REVIEW FOR:

NORTH RIDGE APARTMENTS  
PHASE 2  
RALEIGH, NORTH CAROLINA  
PROJECT NUMBER: 2021110328





[www.mcadamsco.com](http://www.mcadamsco.com)

## CLIENT

**AVENTON COMPANIES**  
5420 WADE PARK BOULEVARD, SUITE 320  
RALEIGH, NORTH CAROLINA, 27607

**av** aventon

**NORTH RIDGE APARTMENTS  
PHASE 2  
ADMINISTRATIVE SITE REVIEW  
RALEIGH, NORTH CAROLINA, 27609**



## REVISIONS

| NO. | DATE       |                             |
|-----|------------|-----------------------------|
| 1   | 2021-09-29 | 1ST RESPONSE TO ASR COMMENT |
| 2   | 2021-11-17 | 2ND RESPONSE TO ASR COMMENT |
| 3   | 2022-04-29 | 3RD RESPONSE TO ASR COMMENT |
| 4   | 2022-06-17 | 4TH RESPONSE TO ASR COMMENT |

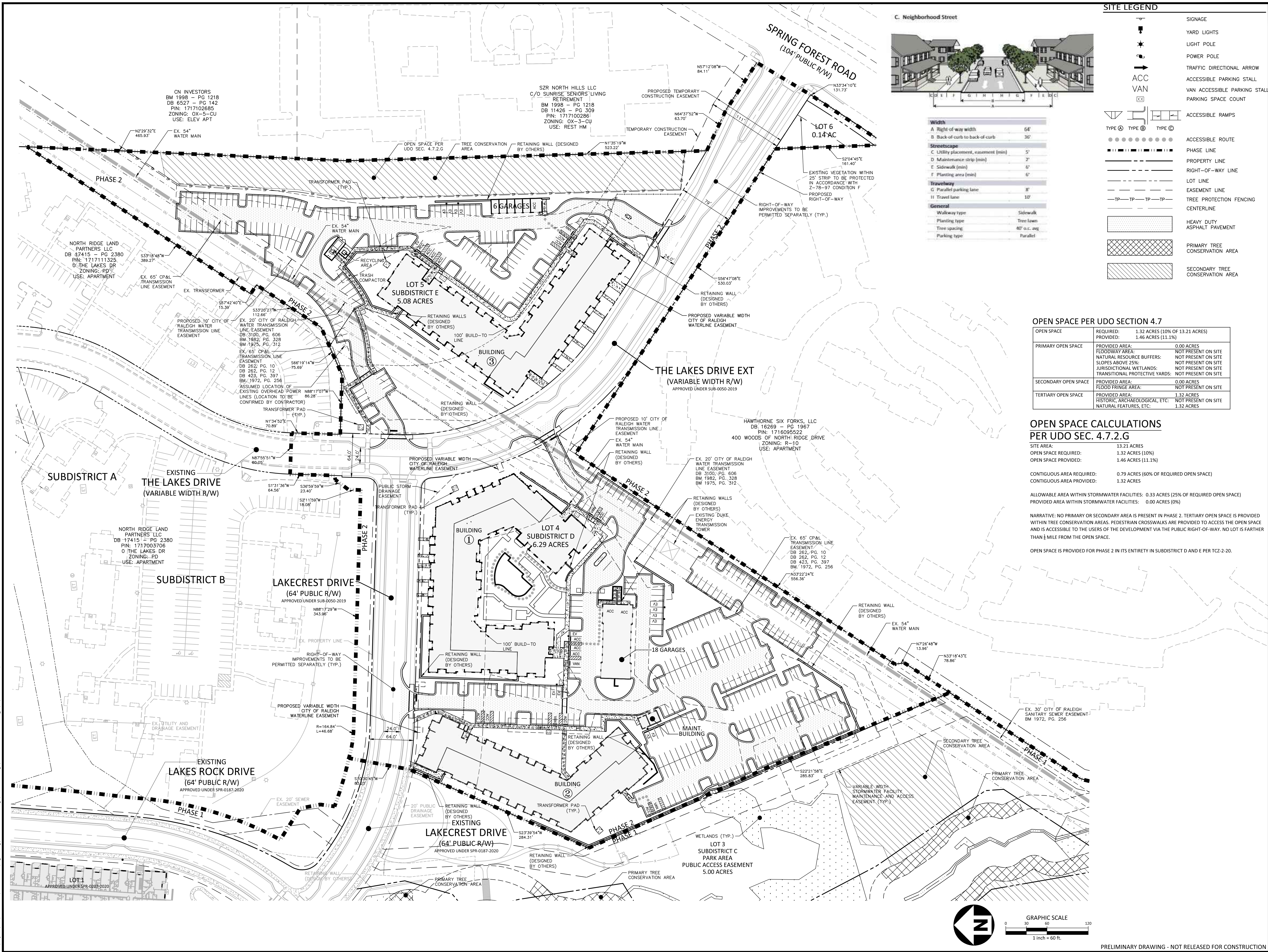
## PLAN INFORMATION

|             |                     |
|-------------|---------------------|
| PROJECT NO. | 2021110328          |
| FILENAME    | 2021110328-ASR-OAS1 |
| CHECKED BY  | LJV                 |
| DRAWN BY    | JLB                 |
| SCALE       | 1"=60'              |
| DATE        | 08. 04. 2021        |

**SHEET**

## OVERALL SITE PLAN

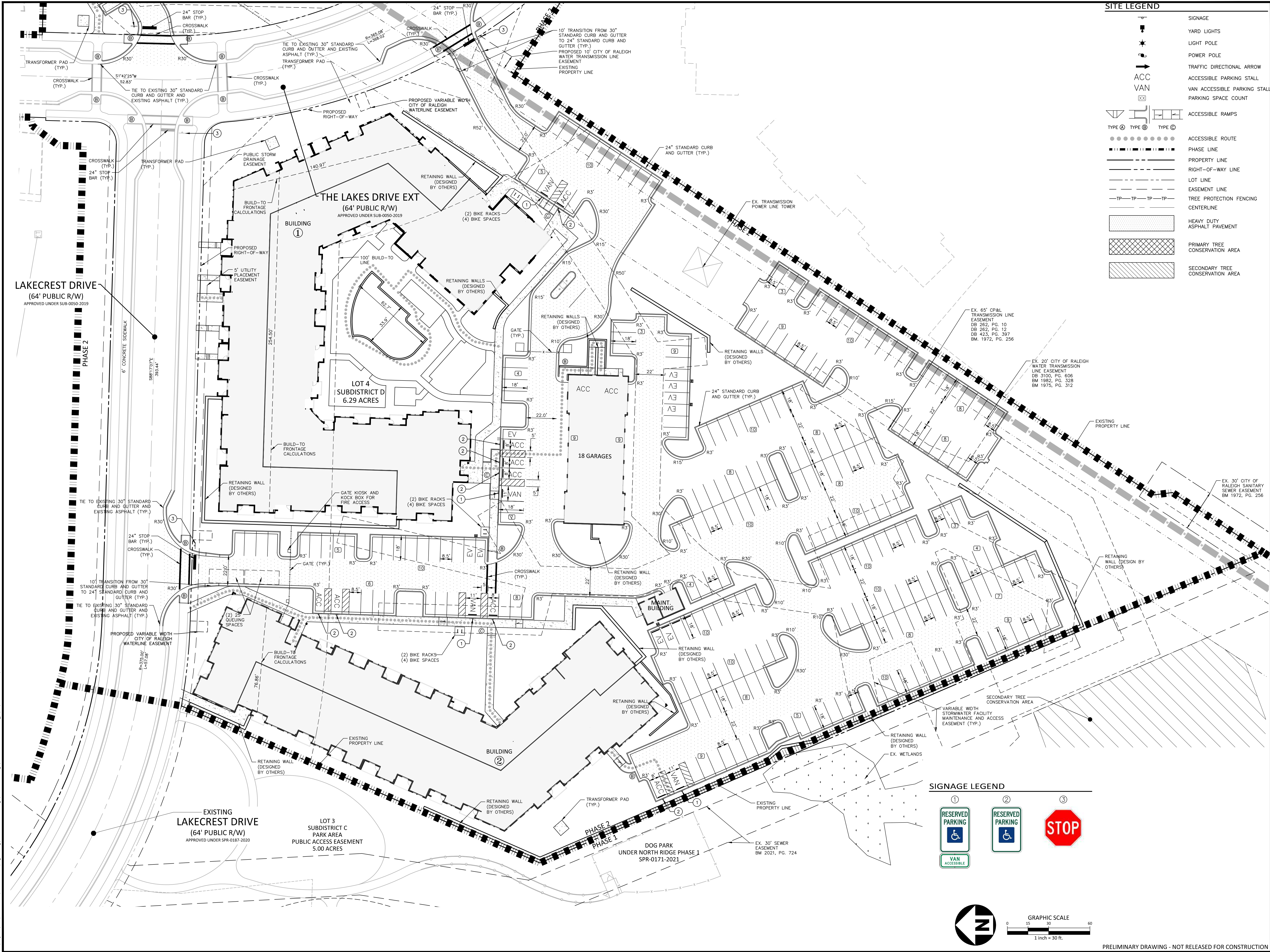
# C2.00



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



N:\Projects\AVC\2021110328\04-Production\Engineering\Construction Drawings\2021110328-ASR-S1.dwg, 6/20/2022, 2:39:46 PM, Jackson Shaver



**McADAMS**  
The John R. McAdams Company, Inc.  
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Suite 201  
Raleigh, NC 27603  
phone 919. 823. 4300  
fax 919. 361. 2269  
license number: C-0293, C-187  
www.mcadamsco.com

**CLIENT**  
AVENTON COMPANIES  
5420 WADE PARK BOULEVARD, SUITE 320  
RALEIGH, NORTH CAROLINA, 27607

**NORTH RIDGE APARTMENTS  
PHASE 2  
ADMINISTRATIVE SITE REVIEW**  
RALEIGH, NORTH CAROLINA, 27609

| REVISIONS |            |                              |                              |
|-----------|------------|------------------------------|------------------------------|
| NO.       | DATE       | 1ST RESPONSE TO ASR COMMENTS | 2ND RESPONSE TO ASR COMMENTS |
| 1         | 2021-09-29 |                              |                              |
| 2         | 2021-11-17 |                              |                              |
| 3         | 2022-04-29 |                              |                              |
| 4         | 2022-06-17 |                              |                              |

| PLAN INFORMATION |                 |
|------------------|-----------------|
| PROJECT NO.      | 2021110328      |
| FILENAME         | AVC19000-ASR-S1 |
| CHECKED BY       | LJV             |
| DRAWN BY         | JLB             |
| SCALE            | 1"=30'          |
| DATE             | 08.04.2021      |

**SHEET**  
**LOT 4 SITE PLAN**  
**C2.01**





McAdams

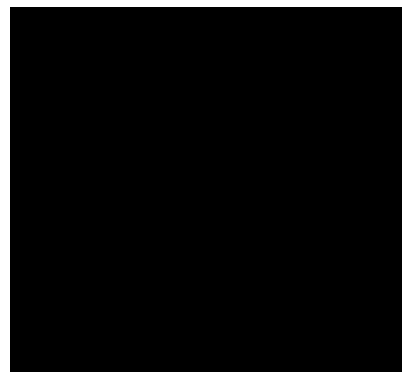
The John R. McAdams Company, Inc.  
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REVISIONS

| NO. | DATE       | 1ST RESPONSE TO ASR COMMENTS |
|-----|------------|------------------------------|
| 1   | 2021-09-29 | 1ST RESPONSE TO ASR COMMENTS |
| 2   | 2021-11-17 | 2ND RESPONSE TO ASR COMMENTS |
| 3   | 2022-04-29 | 3RD RESPONSE TO ASR COMMENTS |
| 4   | 2022-06-17 | 4TH RESPONSE TO ASR COMMENTS |

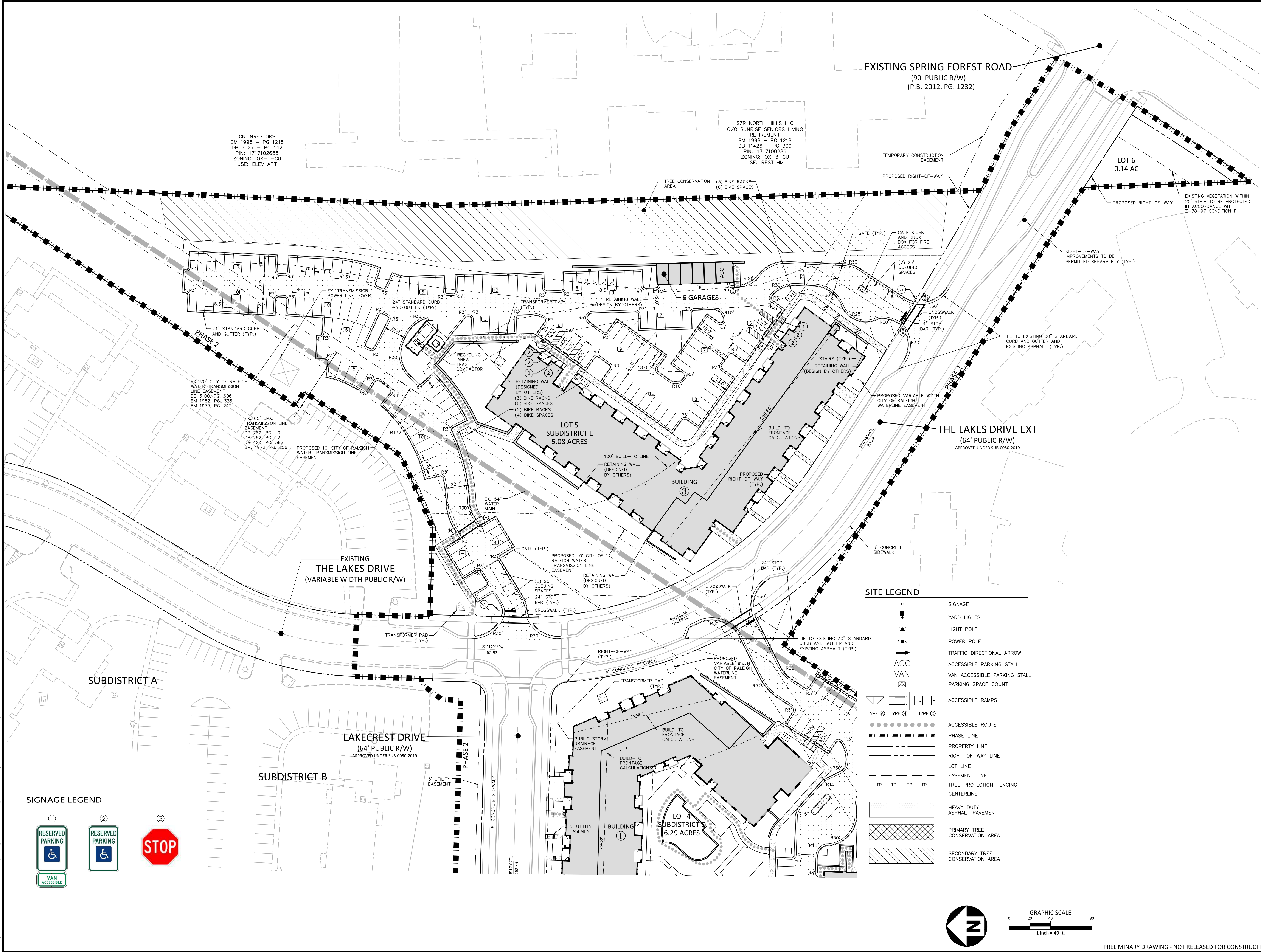
PLAN INFORMATION

PROJECT NO. 2021110328  
FILENAME AVC19000-ASR-S1  
CHECKED BY LJV  
DRAWN BY JLB  
SCALE 1"=40'  
DATE 08.04.2021

SHEET

LOT 5 SITE PLAN

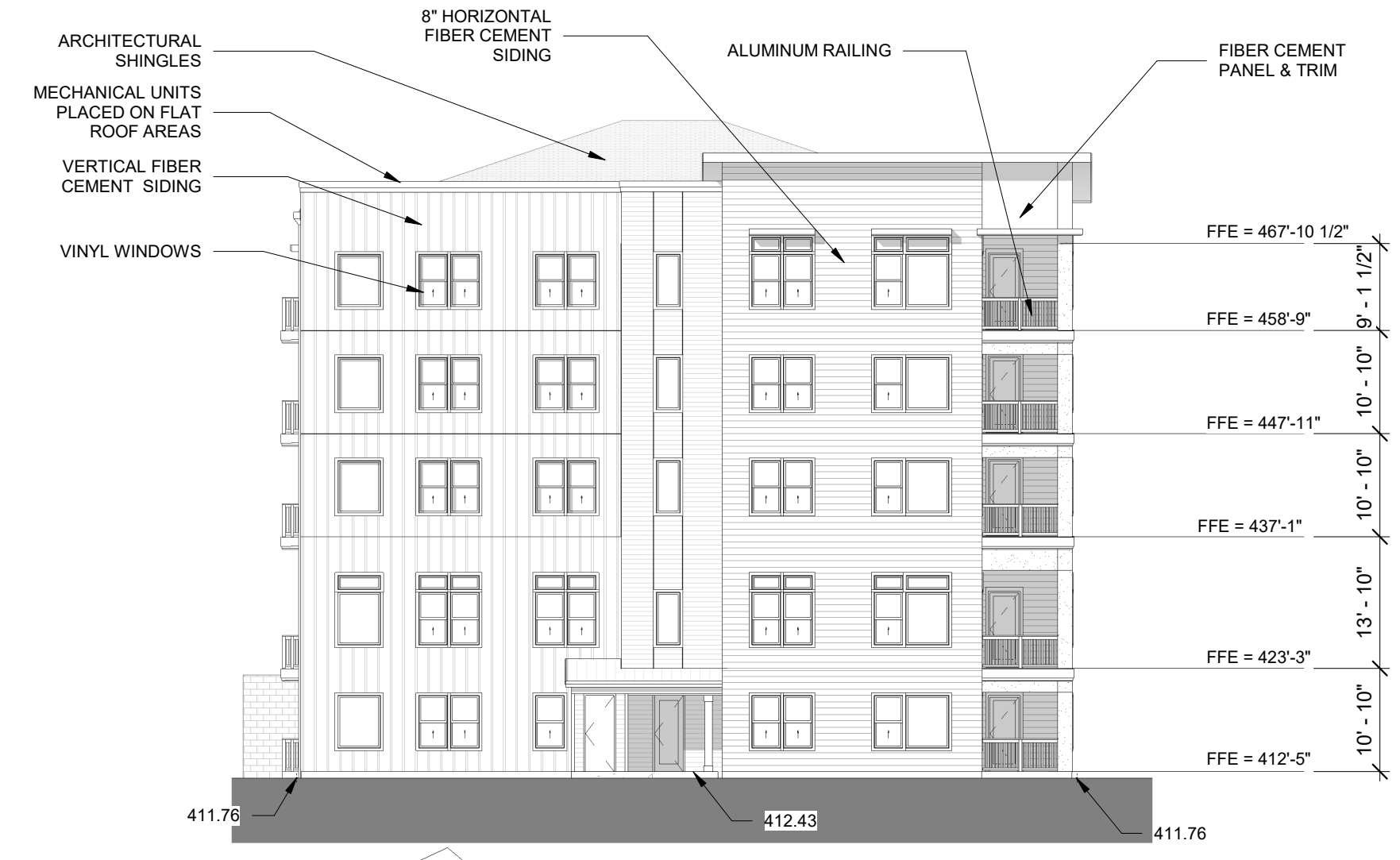
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I:\Projects\AVC\2021110328\04-Production\Engineering\Construction Drawings\2021110328-ASR-S1.dwg, 6/20/2022 2:39:17 PM, Jackson, Shaver

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





**SOUTH ELEVATION (WEST END)** 1  
1/16" = 1'-0"



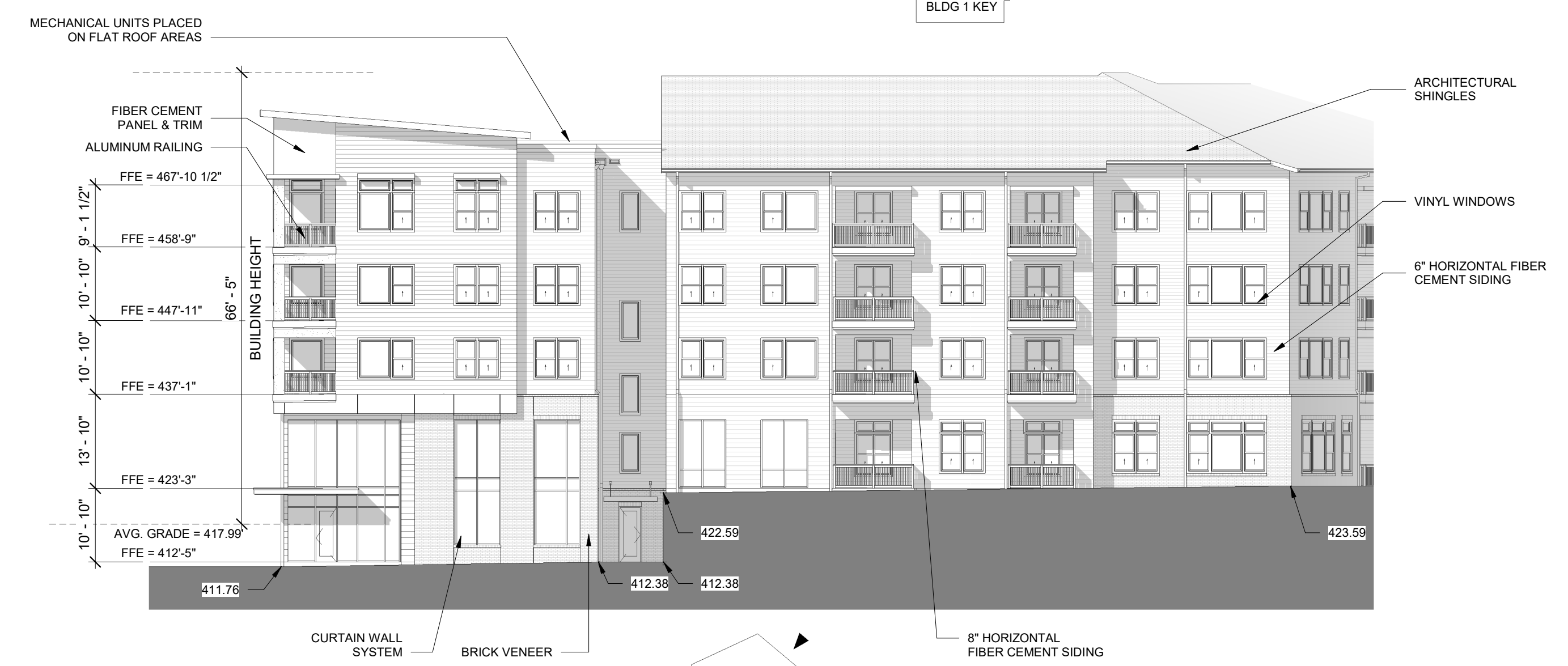
**NORTH EAST ELEVATION** 4  
1/16" = 1'-0"



**NORTH ELEVATION** 3  
1/16" = 1'-0"



**SOUTH ELEVATION (EAST END)** 6  
1/16" = 1'-0"



**SOUTH EAST ELEVATION** 5  
1/16" = 1'-0"







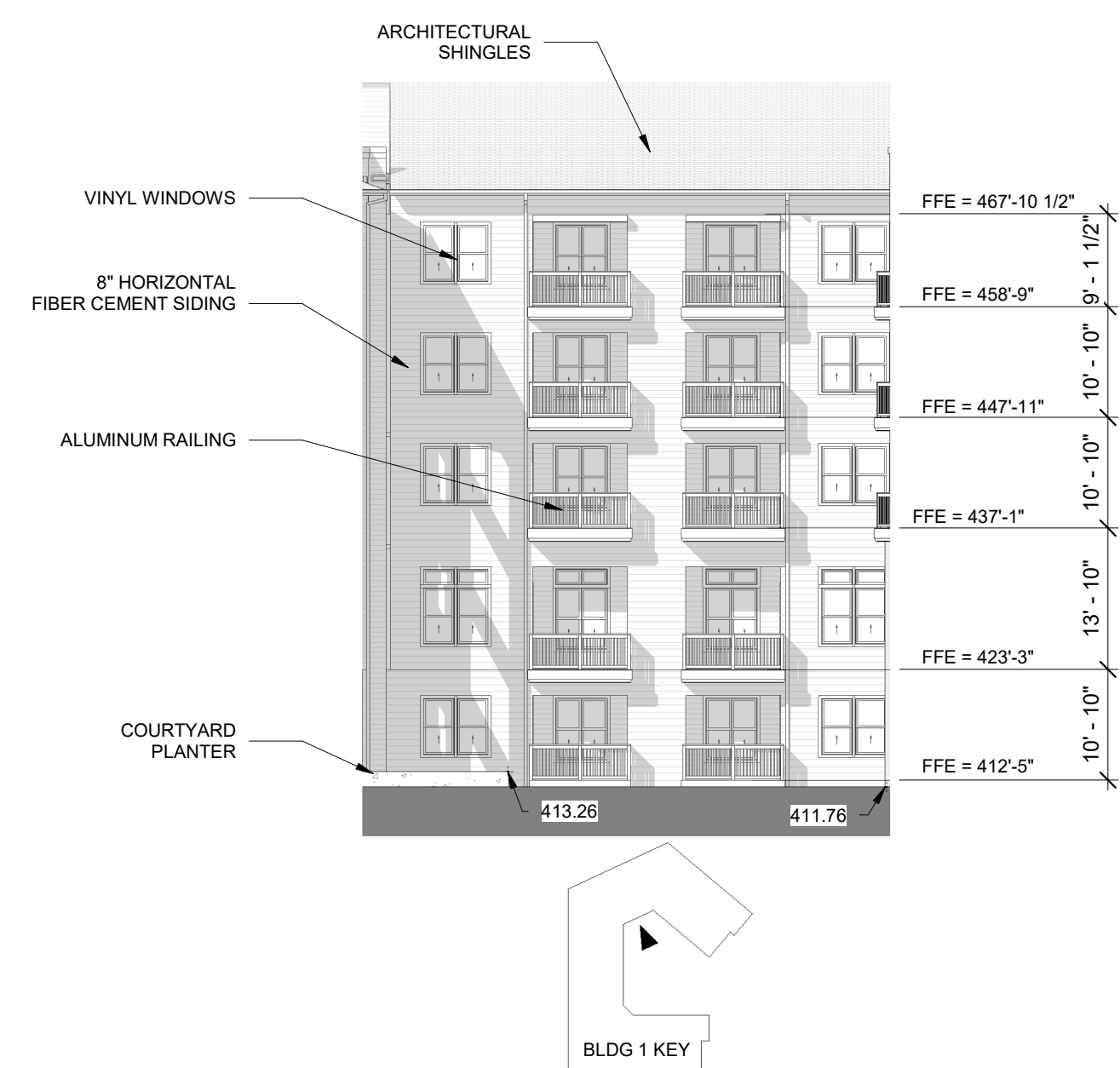
**WEST COURTYARD ELEVATION** 1

1/16" = 1'-0"



**NORTH COURTYARD ELEVATION** 2

1/16" = 1'-0"



**NORTH EAST COURTYARD ELEVATION** 3

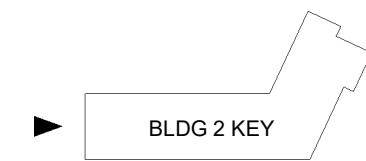
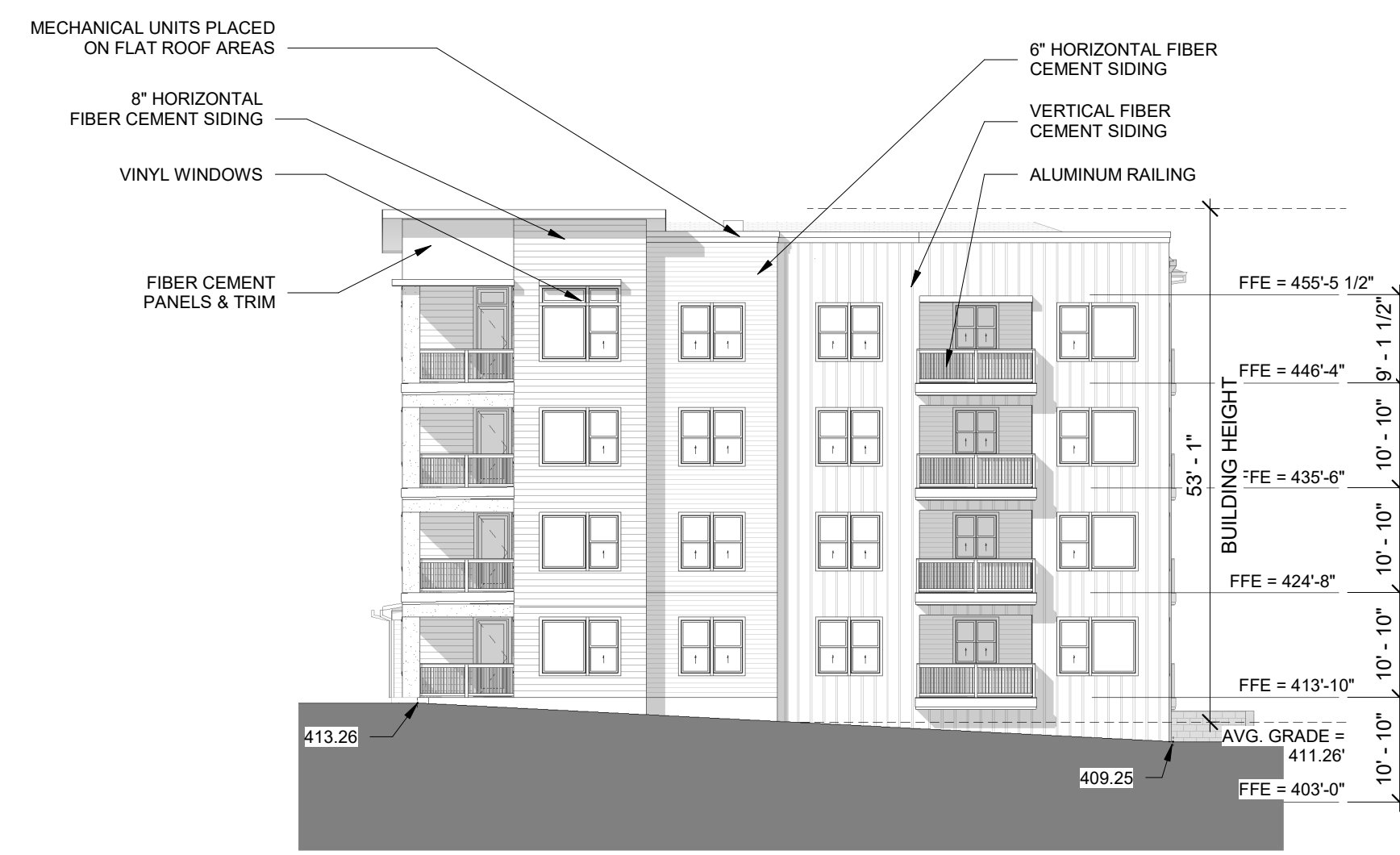
1/16" = 1'-0"



**SOUTH EAST COURTYARD ELEVATION** 4

1/16" = 1'-0"

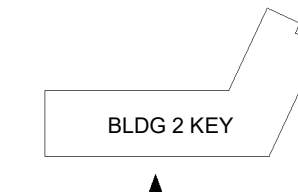
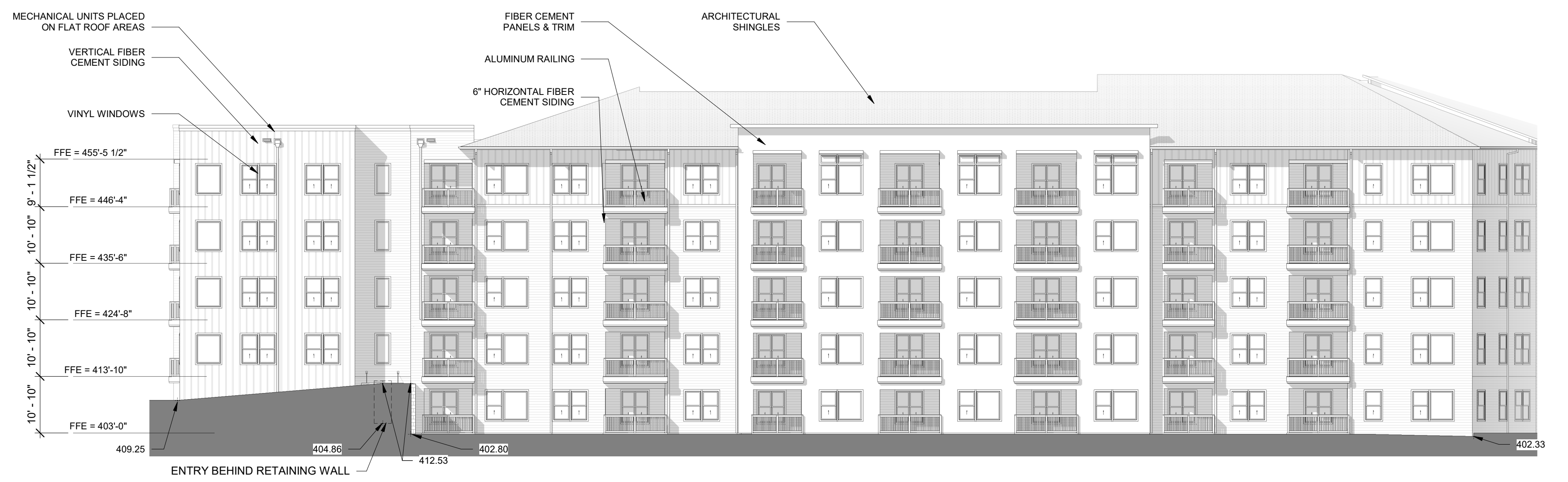




**NORTH ELEVATION**

1/16" = 1'-0"

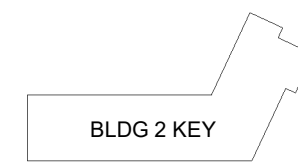
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**NORTH WEST ELEVATION**

1/16" = 1'-0"

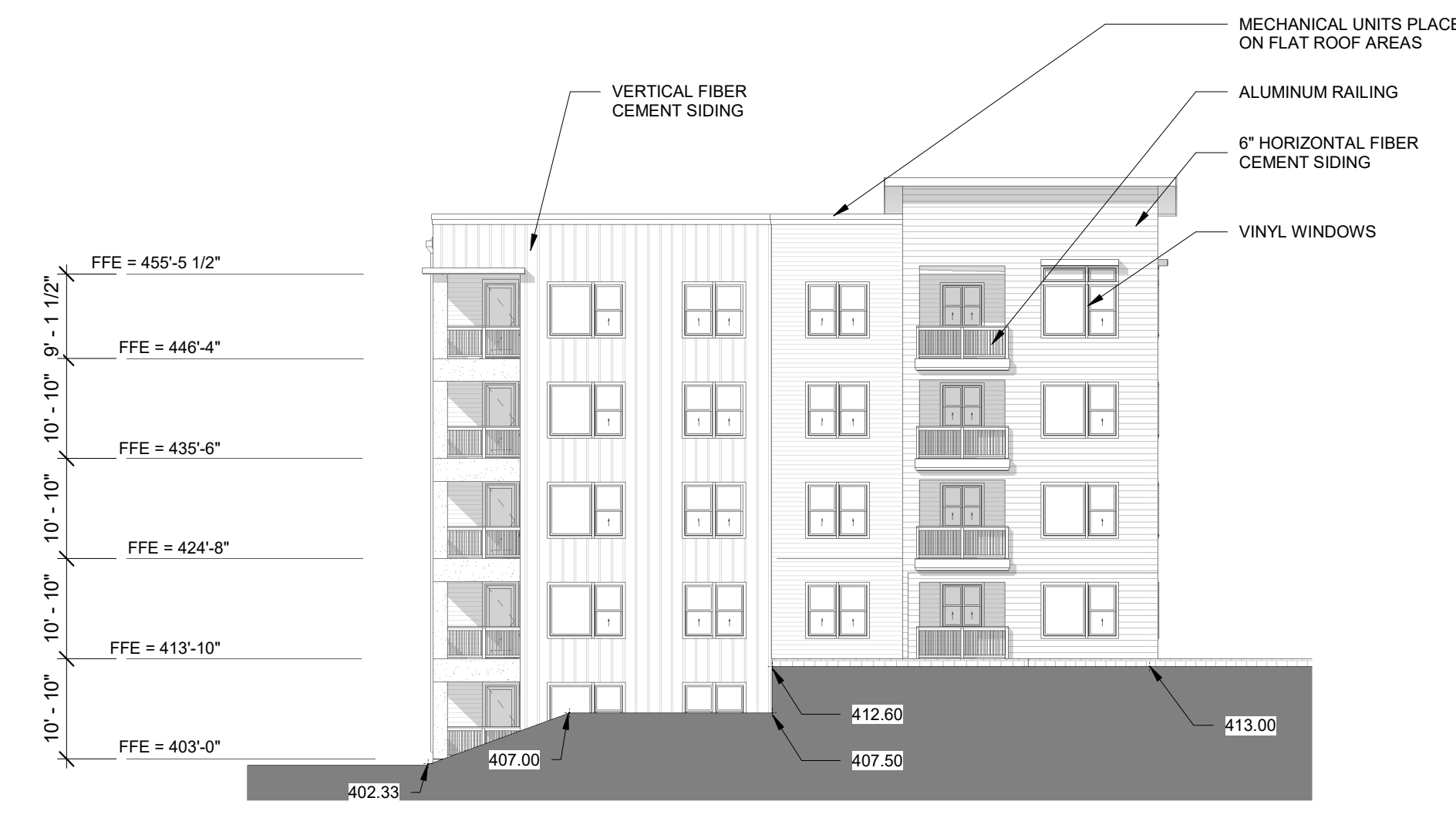
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**SOUTH WEST ELEVATION**

1/16" = 1'-0"

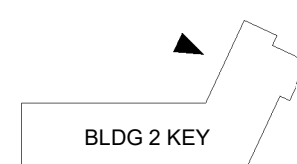
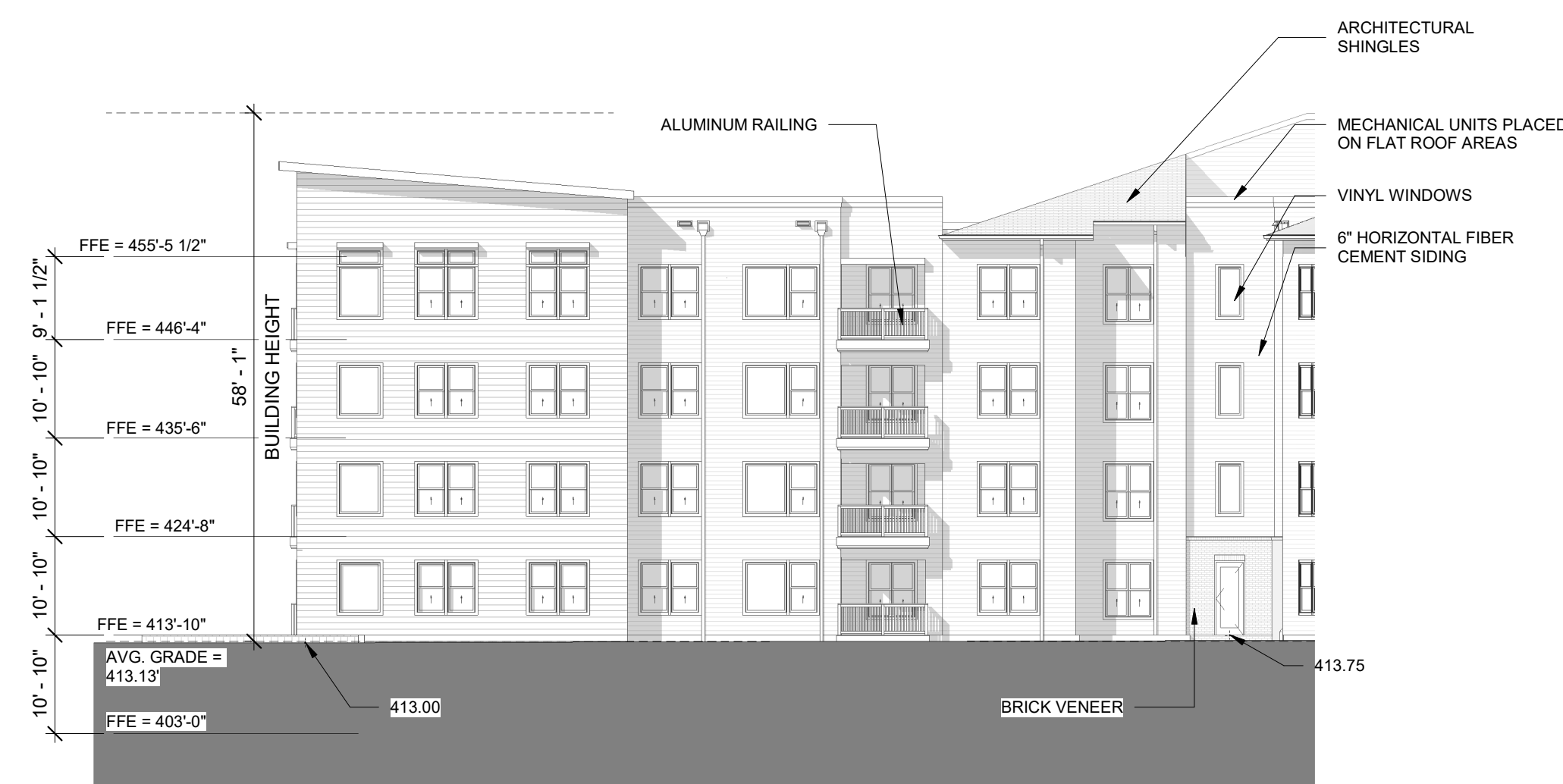
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**SOUTH ELEVATION**

1/16" = 1'-0"

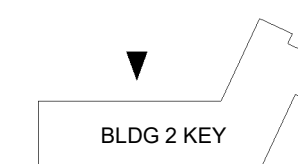
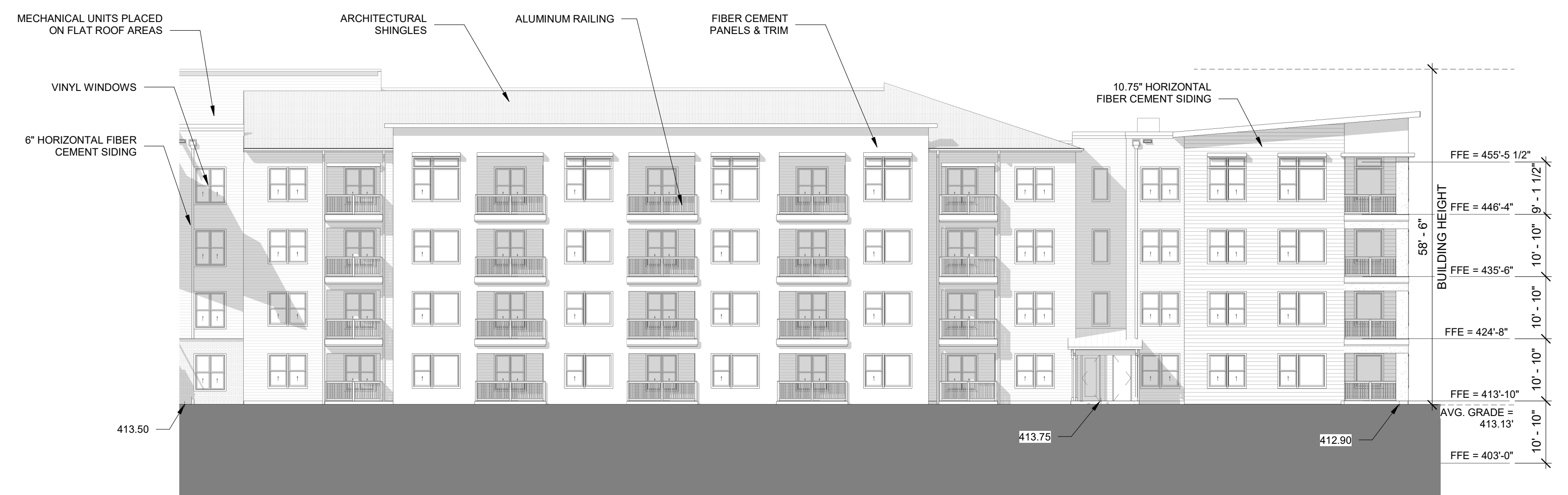
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**SOUTH EAST ELEVATION**

1/16" = 1'-0"

5

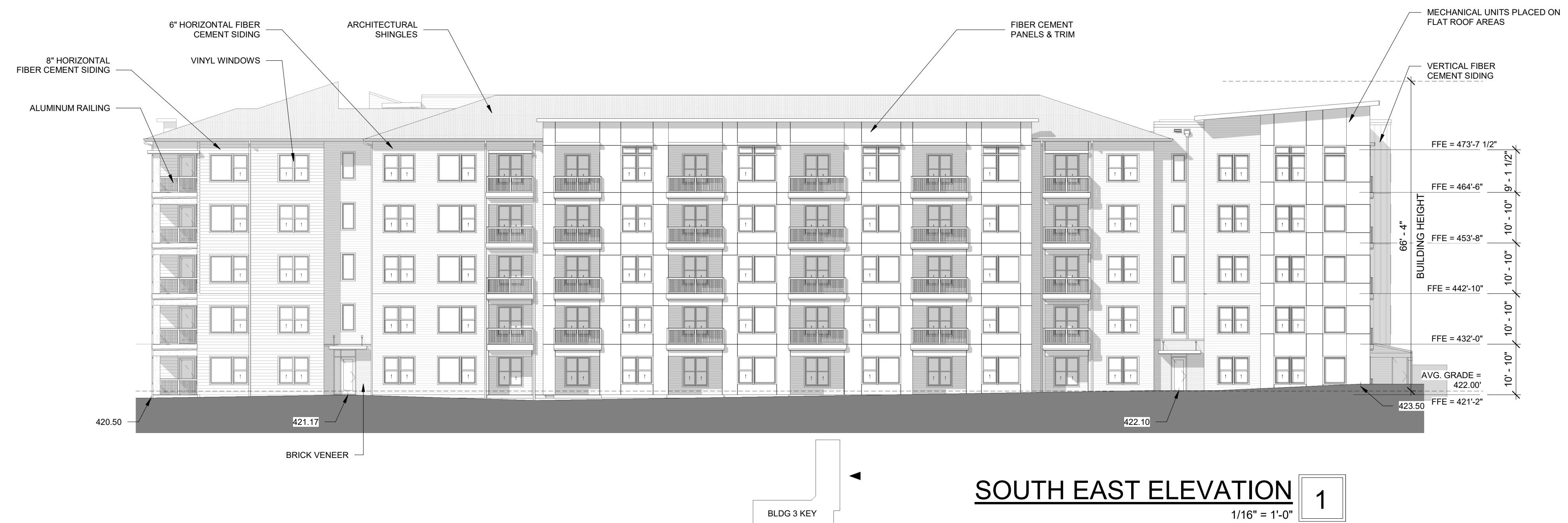
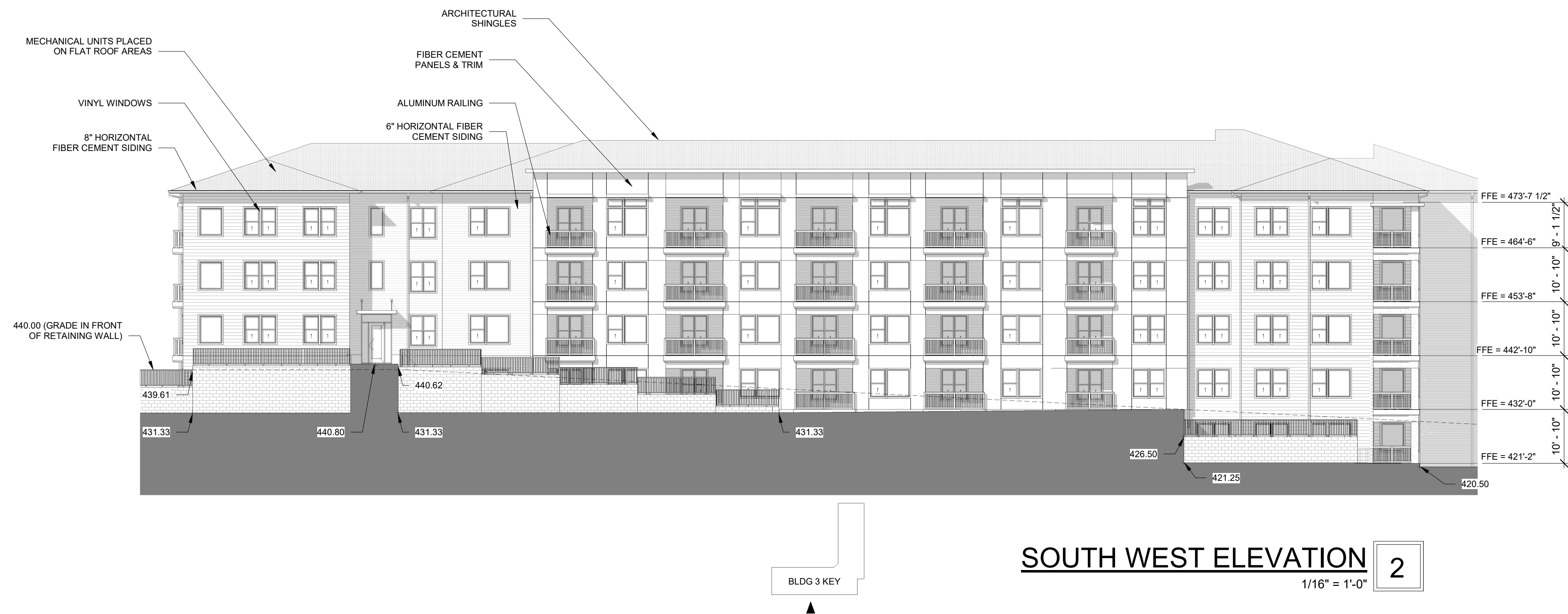


**NORTH EAST ELEVATION**

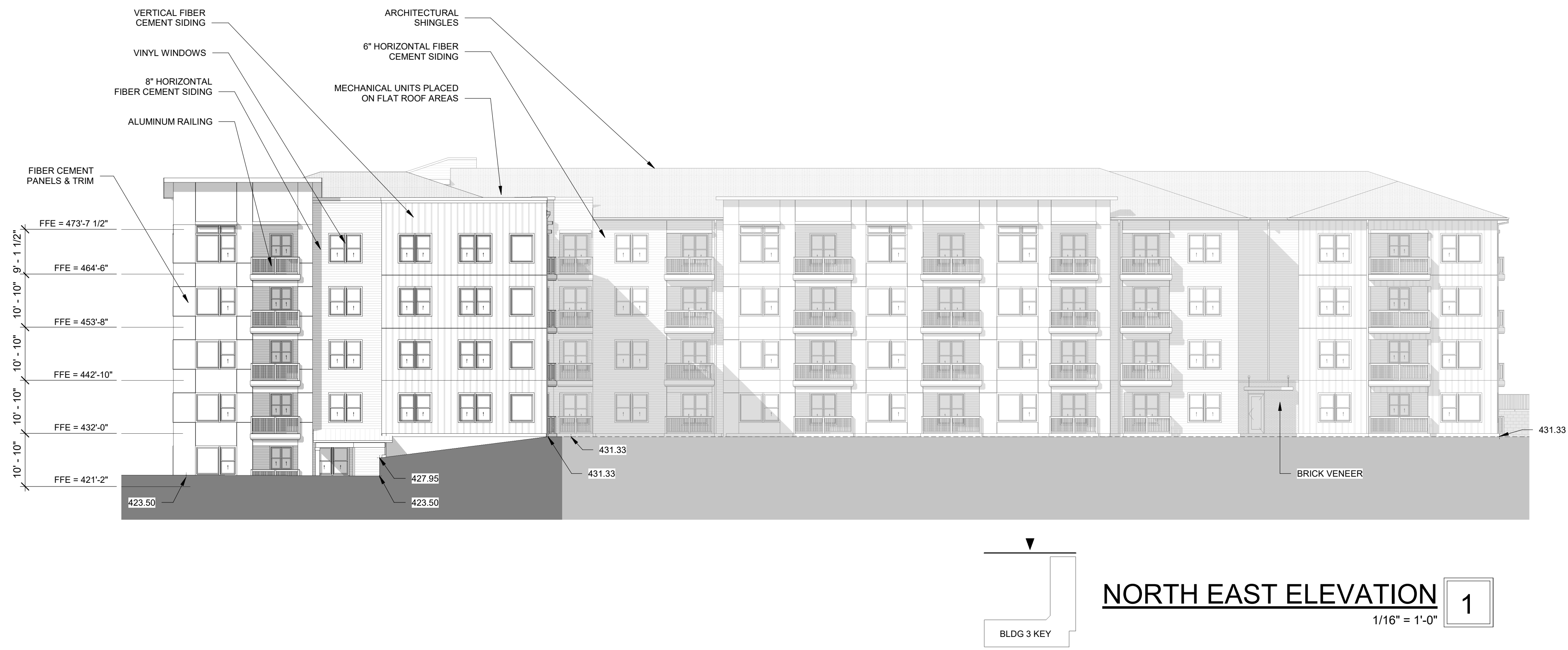
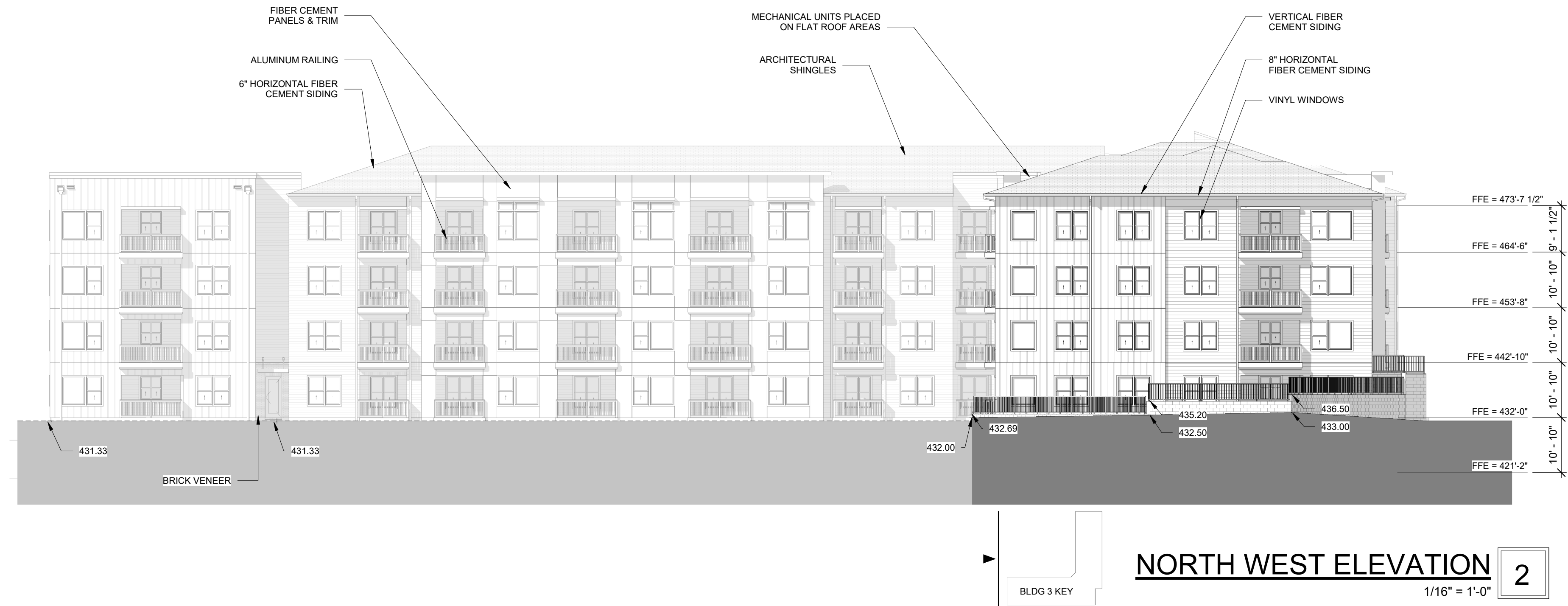
1/16" = 1'-0"

6

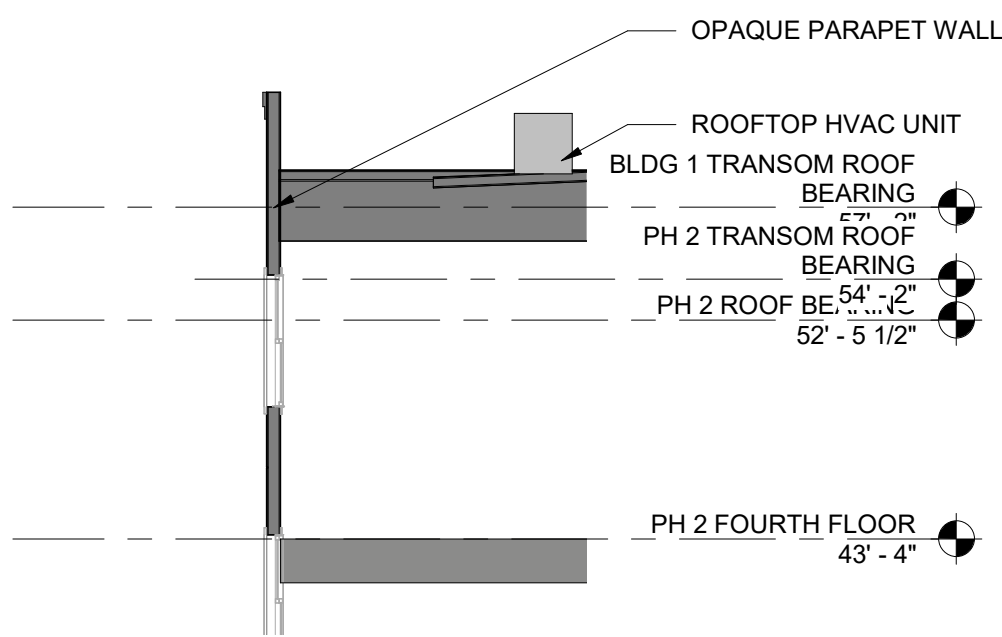






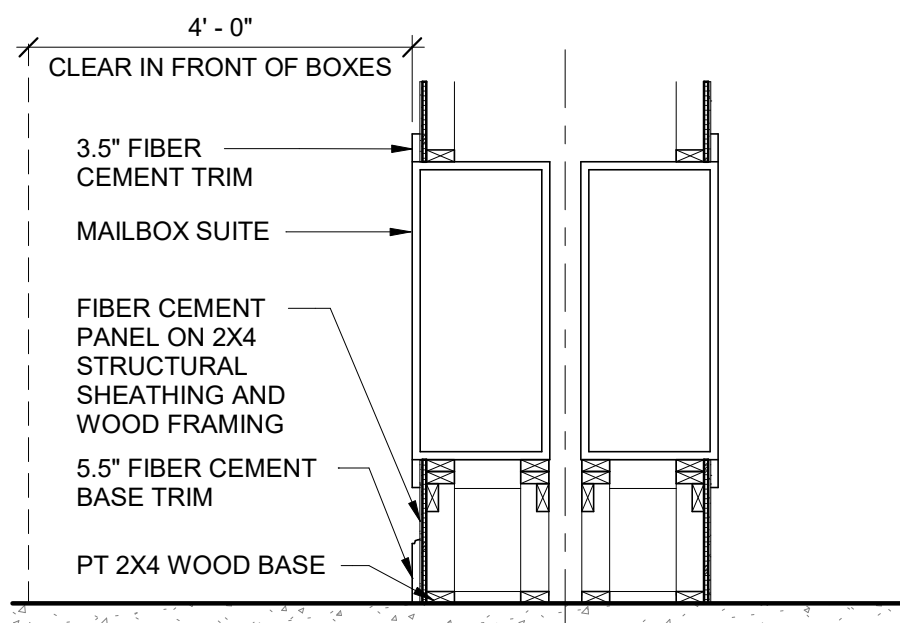






PRIOR TO CONSTRUCTION, COORDINATION WITH THE POSTMASTER MUST BE PERFORMED TO ENSURE COMPLIANCE WITH USPS STD-4C. IN ADDITION, A MAILBOX NUMBERING SYSTEM MUST BE DEVELOPED TO MEET THE ACCESSIBILITY REQUIREMENTS OF ICC/ANSI 117.1, SECTION 308 AS FOLLOWS:

THE CENTERLINE OF THE MAILBOX LOCK CYLINDERS FOR ALL REQUIRED GROUND FLOOR ADAPTABLE (TYPE B) AND FULLY-ACCESSIBLE (TYPE A) UNITS MUST BE NO HIGHER THAN 48" ABOVE FINISH FLOOR.



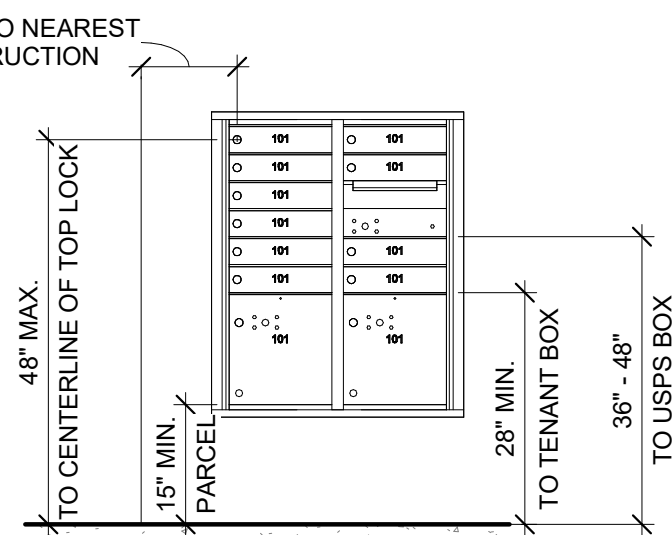
**BASIS OF DESIGN: AUTH FLORENCE STD 4CFL MAILBOXES**

**MAIL KIOSK - BLDG 1 & 2**  
**4CADD-10 MAIL & PARCEL BOXES:**  
(28) BANKS x 10 MAILBOXES / 2 PARCEL BOXES/ BANK

**MAIL KIOSK - BLDG 1 & 2 TOTALS:**  
MAILBOXES = 280  
PARCELS = 58

**PROJECT TOTALS:**  
MAILBOXES = 350  
PARCELS = 70

**MAILBOXES CRITERIA:**  
-1 PER UNIT = 350 MAIL BOXES (REQUIRED) / 350 PROVIDED  
-1:5 RATIO OF MAILBOXES TO PARCEL BOXES ROUNDED UP TO THE NEXT MAILBOXES BANK  
-70 REQUIRED/ 70 PROVIDED



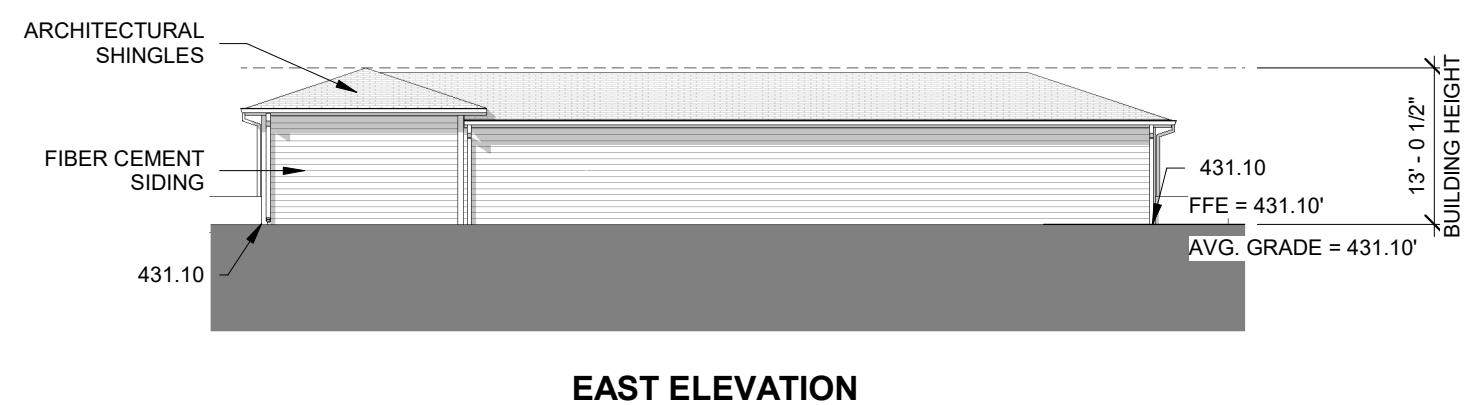
## ROOFTOP HVAC SCREENING DIAGRAM

1/8" = 1'-0"

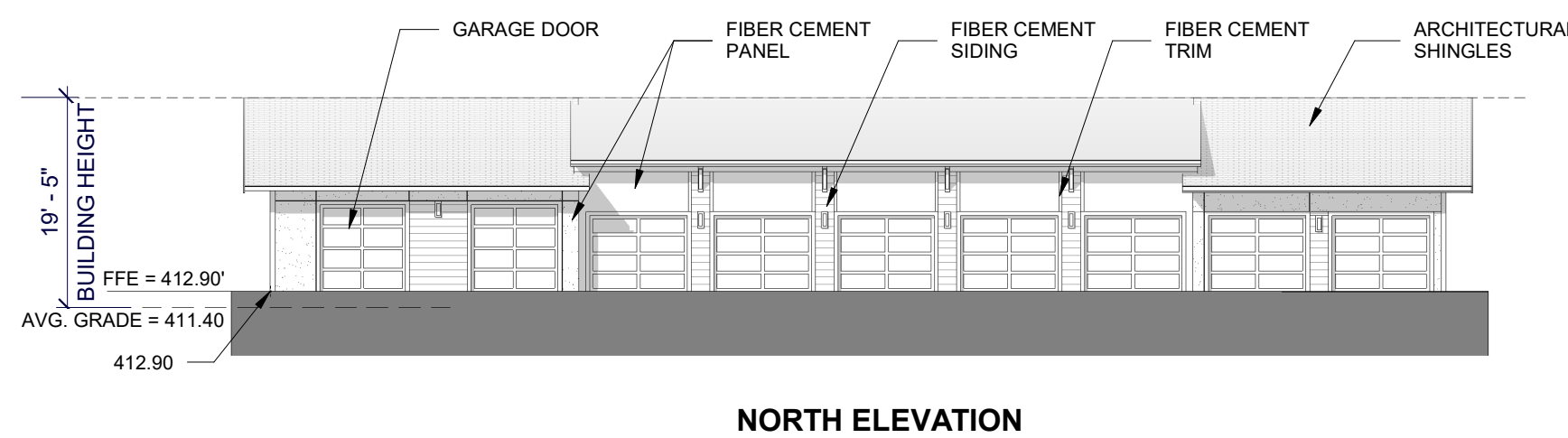
7

## MAILBOX SECTION AND NOTES - BLDG 1

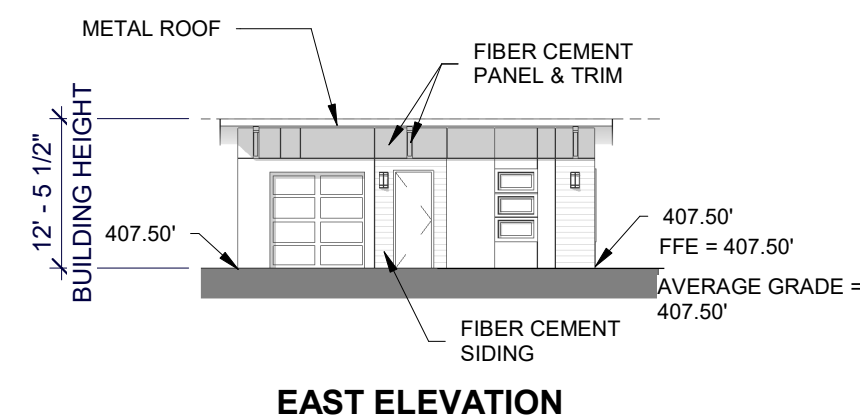
1/2" = 1'-0"



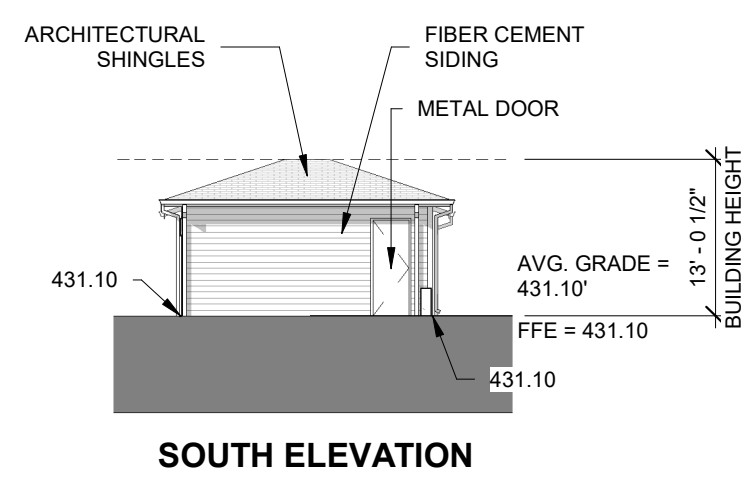
EAST ELEVATION



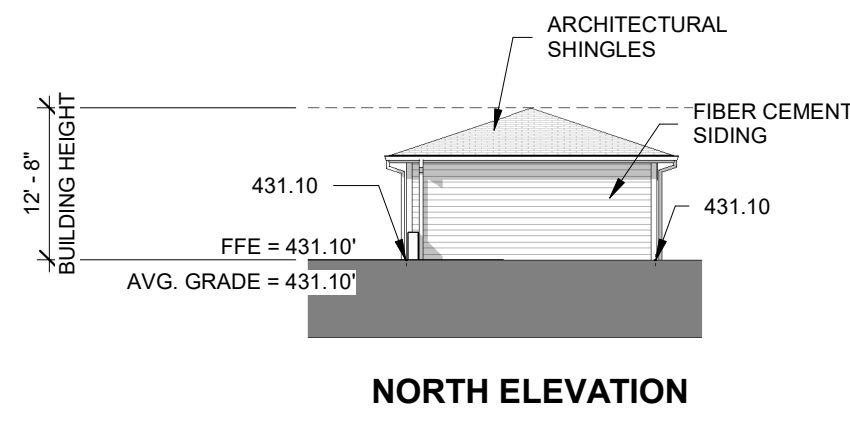
NORTH ELEVATION



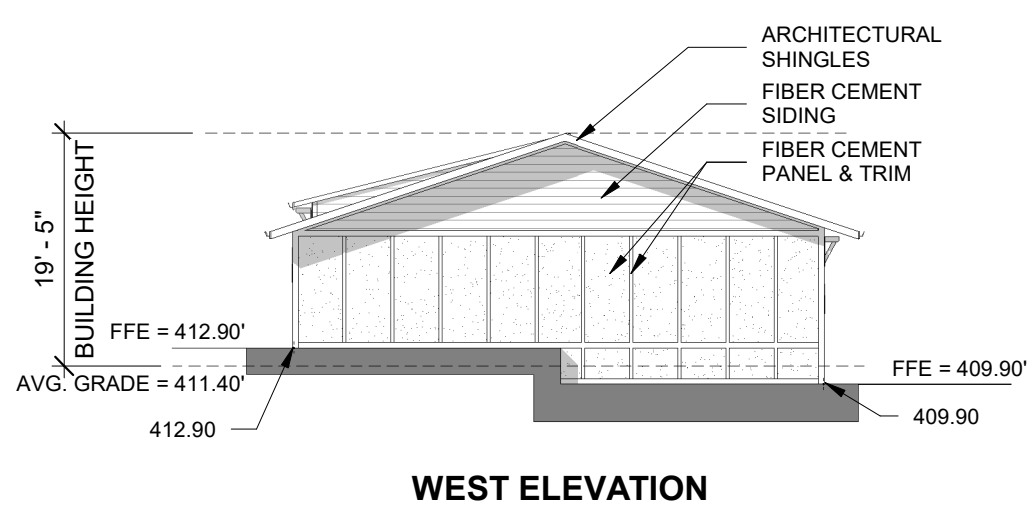
EAST ELEVATION



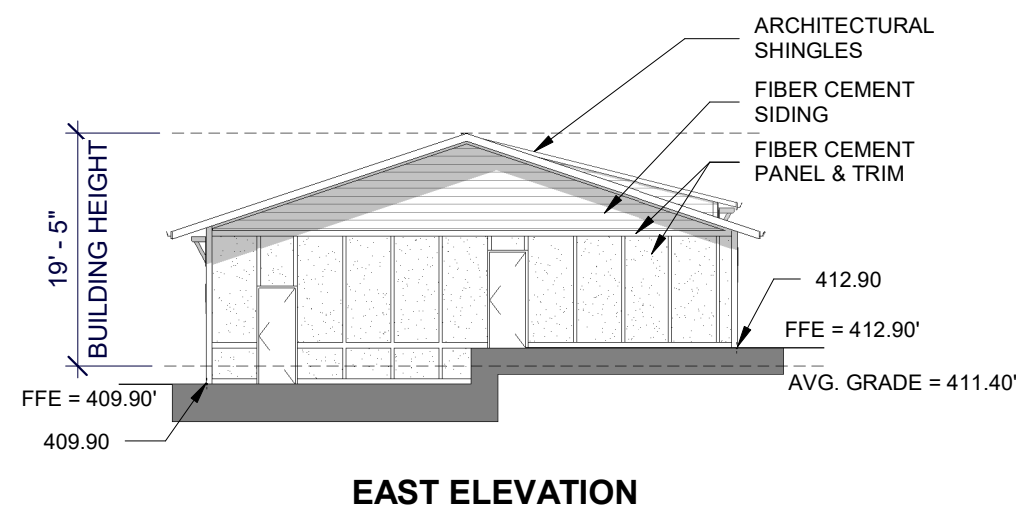
SOUTH ELEVATION



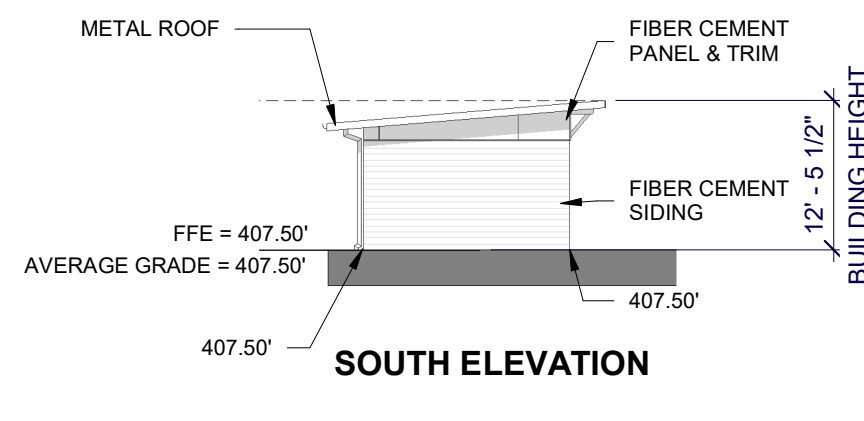
NORTH ELEVATION



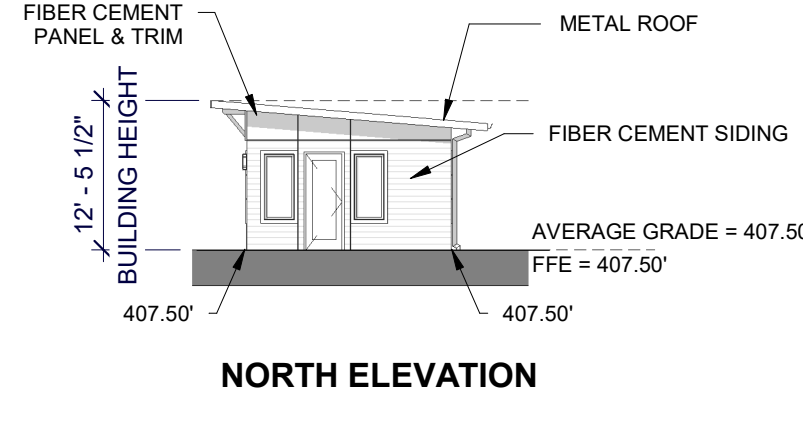
WEST ELEVATION



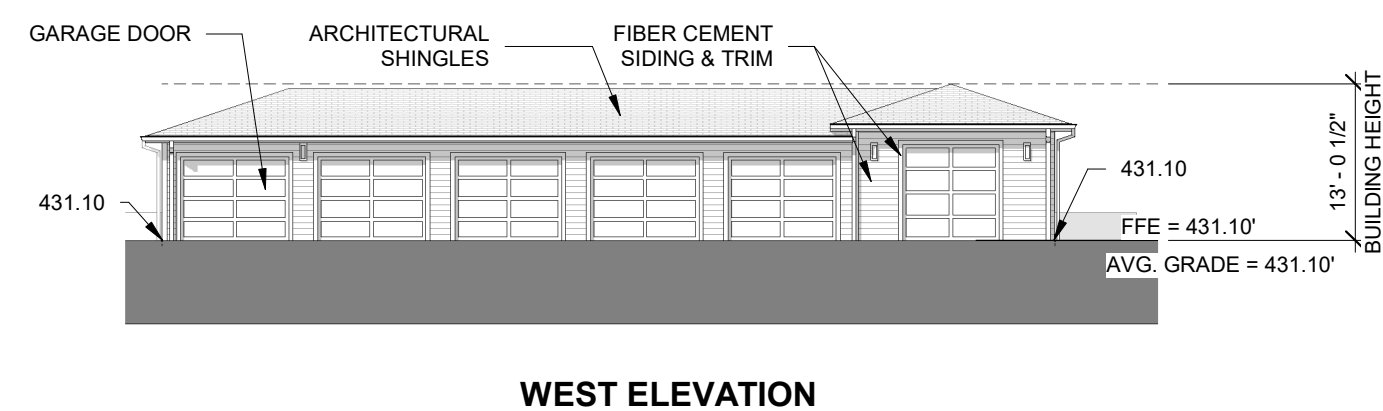
EAST ELEVATION



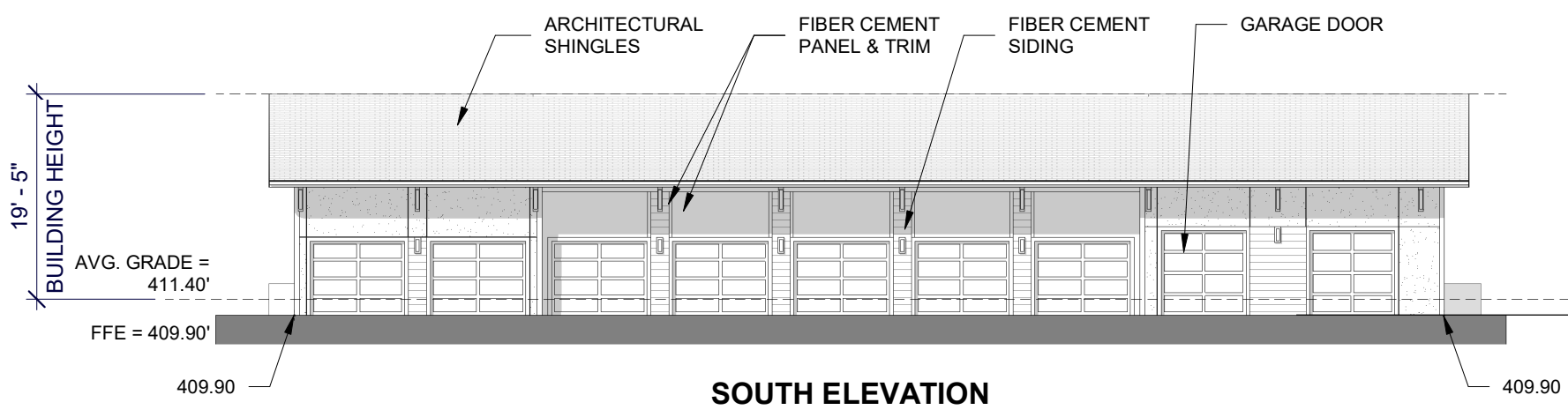
SOUTH ELEVATION



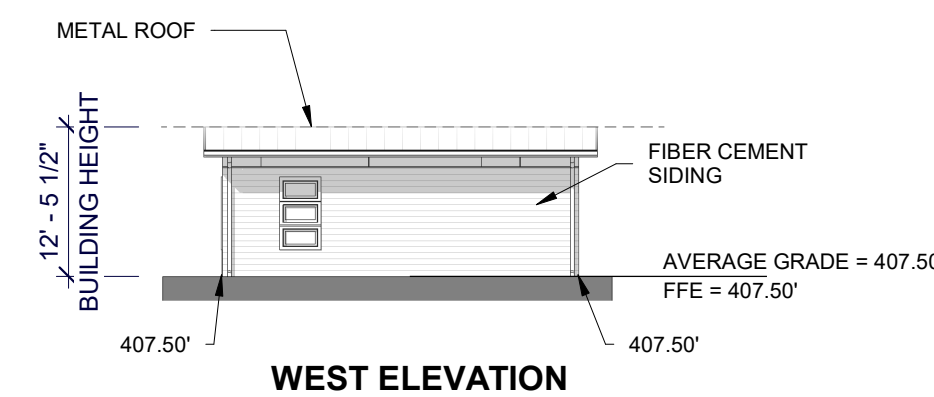
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

## GARAGE 2 BUILDING

1/16" = 1'-0"

## GARAGE 1 BUILDING

1/16" = 1'-0"

## DOG SPA / MAINTENANCE BUILDING

1/16" = 1'-0"