LOCATION: This 12.26 acre lot zoned PD (MP-4-2016, Z-033-16) is located between Sandy Forks Road and Spring Forest Road, at the intersection of The Lakes Drive and Lakecrest Drive at 6300 The Lakes Drive.

REQUEST: This is a multi-family development (addition) within an existing multi-family development consisting of three buildings (Buildings 1 and 2 on lot 4, and building 3 on lot 5) and 350 dwelling units and a total of 439,745 square feet of building space.

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 June 17, 2022 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. Recordation of parent tract (SUB-0050-2019 REV 1) - showing connection to the right of way.

2. A proposed/approved outdoor lighting plan and foot candle chart is required - please include in concurrent plan set. (7.4.4 and 7.4.5)

Engineering

3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services - Development Engineering prior to concurrent review approval.

Public Utilities

4. The developer shall acquire offsite right of way for the proposed waterline.

5. A Water Model in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval prior to SPR approval. The water system design and modeling must account for water pressure system boundaries nearby. Modifications to the ASR layout will be required once this is explored further. Designer stated their desire to defer this requirement to the SPR when the comment was initially made.
6. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

**Stormwater**

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

9. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

**Urban Forestry**

10. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☒ **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:

**General**

1. Refer to the conditions associated with SUB-0050-2019 for entitlements as related to recordation items, easements, ROW, sureties, FIL and additional requirements prior to plat recordation.

**Public Utilities**

2. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

**Stormwater**

3. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

4. 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).

5. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
6. 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).

Urban Forestry

7. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes (.548 acres) Primary Tree Conservation Area and (2.957 acres) Secondary Tree Conservation Area for a total of 3.505 AC Tree Conservation Area.

☑ 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. All required recordation items are to be completed prior to building permit issuance. Refer to SUB-0050-2019 as well.

Public Utilities

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

Stormwater

3. 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).

4. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

5. An encroachment agreement for Stormwater pipes within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.

Urban Forestry

6. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
The following are required prior to issuance of building occupancy permit:

General

1. The owner shall provide documentation demonstrating compliance to MP-4-16, TCZ-2-20, #3) regarding the amount spent on improvements on Subdistrict A prior to obtaining a CO for more than 300 newly constructed residential units in Section B, D, or E (TCZ-2-20, Section 3)

2. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

3. The connection to Spring Forest Road shall be completed prior to building certificate of occupancy.

Stormwater

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

5. 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 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: November 17, 2025
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: [Signature]
Date: 07/21/2022

Development Services Dir/Designee

Staff Coordinator: Michael Walters
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

SITE DATA

OUTDOOR AMENITY AREA

BUILDING HEIGHT*

PARKING & BUILD TO DATA

SHEET INDEX

00.00 PROJECT NOTES AND PARKING CALCULATIONS
02.00 FORMS & DOCUMENTS
03.00 EXISTING CONDITIONS
04.00 DEMOLITION PLAN
05.00 OVERALL SITE PLAN
06.00 DETAILED SITE PLAN
07.00 LOT 4 AMENITY AREA PLAN
08.00 OVERALL GRADE AND STORM DRAINAGE PLAN
09.00 LOT 4 GRADE AND STORM DRAINAGE PLAN
10.00 OVERALL UTILITY PLAN
11.00 DETAILED UTILITY PLAN
12.00 WATER UTILITY PLAN
13.00 GAS ACCESS PLAN
14.00 SITE DETAILS
15.00 SITE DETAILS
16.00 WATER DETAILS
17.00 WATER UTILITY DETAILS
18.00 SEWER UTILITY DETAILS
19.00 TRAFFIC CONTROL, MEASURE "C" PLAN VIEW
20.00 LANDSCAPE PLAN
21.00 TREE CONSERVATION PLAN
22.00 BUILDING 1 ELEVATIONS
23.00 BUILDING 2 ELEVATIONS
24.00 BUILDING 3 ELEVATIONS
25.00 BUILDING 4 ELEVATIONS
26.00 BUILDING 5 ELEVATIONS
27.00 GARAGE & AUXILIARY BUILDINGS - ELEVATIONS

OPEN SPACE PER UDZ SECTION 4.7

SCALE: 1" = 1000'

ATTENTION CONTRACTORS

McADAMS
The McAdams Companies, Inc.
100 Fairview Road
Raleigh, NC 27610

CONTACT

ARNE RUMMEL
arne@mcd-adams.com
PHONE: 919-832-4000

PROJECT REVIEW FOR:
NORTH RIDGE APARTMENTS PHASE 2

REVISIONS

ADMINISTRATIVE SITE REVIEW:
NORTH RIDGE APARTMENTS PHASE 2
PROJECT NUMBER: 2021110328

PHOTO Requests: 08/13/2021

PHOTO Requests: 08/13/2021

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North Ridge Apartments
Phase 2
Administrative Site Review
Raleigh, North Carolina, 27609

LJV
JLB

Utility Legend

Critical Infrastructure

Lakes Drive
Lakecrest Drive

Existing

Lot 6

Plan Information

Lot 5

Detailed Utility Plan

C4.02

Revisions

Date

1st Response to ASR Comments
2021-09-29

2nd Response to ASR Comments
2021-11-17

3rd Response to ASR Comments
2022-04-29

4th Response to ASR Comments
2022-06-17

Graphic Scale

1 inch = 40 ft.

Spring Forest Road
Lakecrest Drive

Building

Subdistrict B

Subdistrict A

Spring Forest Road
(Lakecrest Drive)

(Area with Drive)
NORTH RIDGE APARTMENTS
PHASE 2
ADMINISTRATIVE SITE REVIEW
RALEIGH, NORTH CAROLINA, 27609

LOT 5

VEHICLE PARKING LOT CALCULATIONS:

BUILDING 1&2 PARKING LOT:
91,670 SF
46 TREES (1/2000 SF)
46 TREES

BUILDING 3 PARKING LOT:
52,130 SF
26 TREES (1/2000 SF)
26 TREES

GARAGES

The Lakes Drive Ext
(VARIABLE WIDTH R/W)
As indicated

02/03
04.21.2022

NORTH RIDGE 2 APARTMENTS
RALEIGH, NC

AUXILIARY BLDG - ELEVATIONS
A-16

Architectural

431.10 Shingles

South Elevation

RALIEGH, NC 04.21.2022

North Ridge 2 Apartments

Architectural

Fiber Cement

Garage Door

431.10 Shingles

Siding

Avg. Grade = 431.10'

FFE = 431.10'

431.10'

Average Grade = 431.10'

FFE = 431.10'

431.10'

1/8" = 1'-0"