



Administrative Approval Action

Case File / Name: ASR-0070-2021
DSLC - NORTH RIDGE APARTMENTS PHASE 2

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

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.



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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).



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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).



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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:

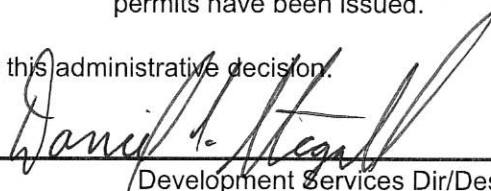
3-Year Expiration Date: November 17, 2025

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: 
Development Services Dir/Designee

Date: 07/21/2022

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

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Park, Suite 400 | Raleigh, NC 27601 | (919) 996-3300

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.6. Please check the appropriate building types and include the plan checklist document when submitting.

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

Please review UDO Section 10.2.6, 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.)

Site Plan Tier:	Tier Two Site Plan <input type="checkbox"/>	Tier Three Site Plan <input checked="" type="checkbox"/>								
Building Type:	<table><tr><td><input type="checkbox"/> Detached</td><td><input type="checkbox"/> General</td></tr><tr><td><input type="checkbox"/> Attached</td><td><input type="checkbox"/> Mixed use</td></tr><tr><td><input checked="" type="checkbox"/> Apartment</td><td><input type="checkbox"/> Open lot</td></tr><tr><td><input type="checkbox"/> Townhouse</td><td><input type="checkbox"/> Civic</td></tr></table>		<input type="checkbox"/> Detached	<input type="checkbox"/> General	<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic
<input type="checkbox"/> Detached	<input type="checkbox"/> General									
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use									
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot									
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic									
Subdivision case #:	Subdivision case # _____									
Scoping/sketch plan case #:	Scoping/sketch plan case # _____									
Certificate of Appropriateness #:	Certificate of Appropriateness # _____									
Board of Adjustment #:	Board of Adjustment # _____									
Zoning Case #:	Zoning Case # _____									
Administrative Alternate #:	Administrative Alternate # _____									

GENERAL INFORMATION

Development name: North Ridge Apartments Ph2

Inside City limits? Yes ☒ No ☐

Property address(es): **6300 The Lakes Drive**

Site P.L.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: Avention North Ridge II Owner LLC

NOTE: please attach purchase agreement when submitting this form.

Company: Avention

Address: 5420 Wade Park Blvd., Suite 320, Raleigh, NC 27607

Phone #: 919. 451. 2093 Email: rpenera@aventioncompanies.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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20210804.02.03

raleighnc.gov

DEVELOPMENT TYPE • SITE DATA TABLE

(Applicable to all developments)

SITE DATA

Zoning district (if more than one, please provide the average of each):

PD-0203-16-ORD

Existing gross floor area (not to be demolished):

0

Existing gross floor area to be demolished:

0

Gross site acreage: 13.21

of parking spaces required: 384

of parking spaces proposed: 445

Overly District (if applicable):

Existing use (UDO § 1.4.1): Apartment

Proposed use (UDO § 1.4.1): Apartment

Ownership use (UDO § 1.4.1): Apartment

Existing Impervious Surface: _____

Proposed Impervious Surface: _____

Is this a flood hazard area? Yes ☐ No ☒

If yes, please provide: _____

Abundant water: _____

Flood study: _____

FEMA Map Panel #: _____

Newest River Buffer: Yes ☐ No ☒

Wetlands: Yes ☐ No ☒

Total # of dwelling units: 350

of bedroom units: 1nr 24r 22r 82 30r 22 40r or more 11r

of lots: 2

Is your project a cottage court? Yes ☐ No ☒

Signature: _____ Date: 7/29/2021

Printer Name: Thomas Reedy, CEO

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20210804.02.03

raleighnc.gov

OPEN SPACE PER UDO SECTION 4.7

LOT 4, 5, & 6

REQUIRED: 1.32 ACRES (10% OF 13.21 ACRES)

PROVIDED: 1.46 ACRES (11.1%)

PRIMARY OPEN SPACE

PROVIDED AREA: 0.30 ACRES

NATURAL RESOURCE BUFFERS: NOT PRESENT ON SITE

SLOPES ABOVE 20%: NOT PRESENT ON SITE

FUNCTIONAL LANDS: NOT PRESENT ON SITE

TRANSITIONAL PROTECTIVE BARRIERS: NOT PRESENT ON SITE

PROVIDED AREA: 0.00 ACRES

SECONDARY OPEN SPACE

PROVIDED AREA: 0.00 ACRES

TERTIARY OPEN SPACE

PROVIDED AREA: 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 AMP-4-01, REZONING CASE EC-33-16, 2-78-97; PRELIMINARY SUBDIVISION CASE: 853-0050-2013

PHASE 2 LOTS DEVELOPED: LOT 4, LOTS 5, LOT 6

GROSS/NET SITE AREA: OVERALL GROSS SITE AREA: 13.26 AC (575,428 SF); OVERALL NET SITE AREA: 12.26 AC (527,837 SF)

EXISTING ZONING: PLANNED DEVELOPMENT

OVERLAY DISTRICT: NONE APPLICABLE

WATERWAYS: CANTREE CREEK

FLOODPLAIN/IRMA PANEL: NOT APPLICABLE

EXISTING USE: VACANT/RESIDENTIAL CLUBHOUSE

PROPOSED USE: APARTMENTS

IMPERVIOUS AREA FOR LOTS 4 & 5: EXISTING IMPERVIOUS: 0.00 AC; PROPOSED IMPERVIOUS: 7.43 AC

BLOCK PERMITS: PER AMP-4-01, SECTION 8 MODIFICATIONS BLOCK PERMITS STANDARDS SHALL BE ENTERED BASED UPON THE EXISTING AND PROPOSED PUBLIC UTILITY NETWORK

OUTDOOR AMENITY AREA

LOT 4

REQUIRED: 0.63 ACRES (10% OF 6.29 ACRES); PROVIDED: 0.65 ACRES (10.3%)

LOT 5

REQUIRED: 0.51 ACRES (10% OF 5.08 ACRES); PROVIDED: 0.60 ACRES (11.8%)

LOT 6

OPEN LOT

BUILDING HEIGHT*

LOT 4: MAX ALLOWABLE: 5 STORIES* (68' - 10"); MAX PROVIDED: 68' - 10"

LOT 5: MAX ALLOWABLE: 5 STORIES* (68' - 10"); MAX PROVIDED: 68' - 10"

LOT 6: MAX ALLOWABLE: 5 STORIES* (68' - 10"); MAX PROVIDED: 68' - 10"

*SEE APPROVED MASTER PLAN FOR EXISTING HEIGHTS

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ORDINANCE NO. (2021) 196 ZC 815

SECTION 1. THAT THE ZONING DISTRICT MAP, WHICH IS CODIFIED IN PART 30 OF THE CITY OF RALEIGH CODE, BE AND THE SAME BE HEREBY AMENDED AS FOLLOWS:

1. TO CHANGE THE ZONING DISTRICT MAP TO SHOW THE LAKES DRIVE, LOCATED ON BOTH SIDES OF THE LAKES DRIVE SOUTH OF SANDY FORK ROAD, CONSISTING OF WARE COUNTY PHS 217213105, 117205477, 117200006, 117200513, AND 207070340, APPROXIMATELY 74.3 ACRES ZONED PLANNED DEVELOPMENT (PD).

SHEET INDEX

C.00	PROJECT NOTES AND PARKING CALCULATIONS
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C.202	DETAILED SITE PLAN
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C.204	LOT 5 AMENITY AREA PLAN
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C.302	LOT 5 GRADING AND STORM DRAINAGE PLAN
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C.402	DETAILED UTILITY PLAN
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C.803	WATER DETAILS
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C.805	SEWER DETAILS
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L.501	LANDSCAPE PLAN
L.800	TREE CONSERVATION PLAN
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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)

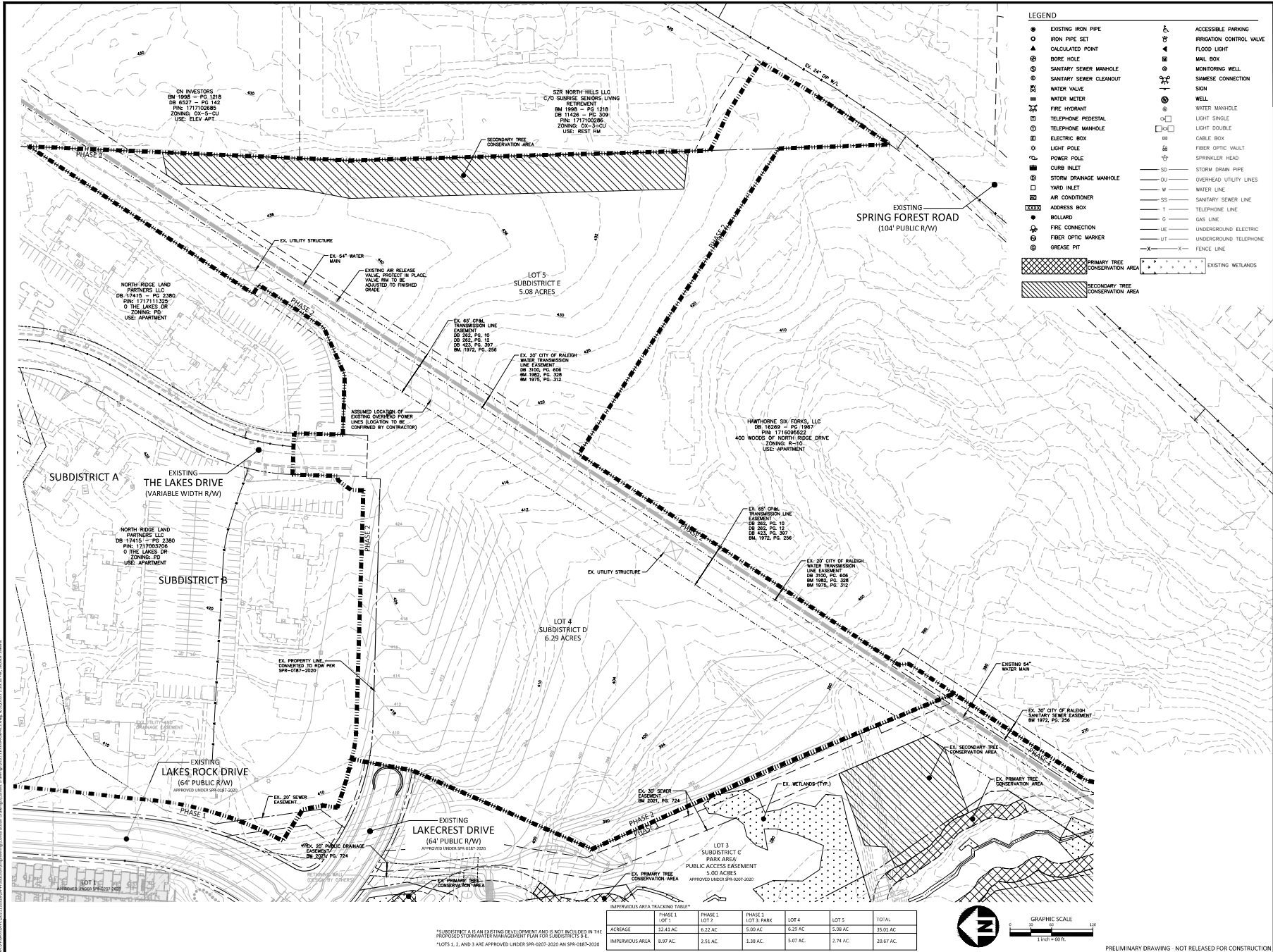
	SUBDISTRICT A (EXISTING)	SUBDISTRICT B (EX & LOT 1)	SUBDISTRICT C (LOT 3 PARK)	SUBDISTRICT D (LOT 2 & 4)	SUBDISTRICT E (LOT 5)	TOTAL
ACREAGE	25.43 AC	18.22 AC	5.09 AC	12.51 AC	3.08 AC	66.24 AC
USE (MAXIMUM ALLOWABLE PER AMP-4-01)						
RESIDENTIAL	400 UNITS	350 UNITS	0 UNITS	450 UNITS	175 UNITS	1,375 UNITS
NON-RESIDENTIAL	7,000 SF	7,000 SF	7,000 SF	7,000 SF	35,000 SF	56,000 SF
EXISTING USES						
RESIDENTIAL	400 UNITS	350 UNITS	0 UNITS	0 UNITS	0 UNITS	750 UNITS
PROPOSED USES						
RESIDENTIAL	0 UNITS	282 UNITS	0 UNITS	336 UNITS	131 UNITS	739 UNITS
NON-RESIDENTIAL	2,420 SF**	7,500 SF**	0 SF	0 SF	0 SF	9,920 SF**
TOTAL UNITS, PROPOSED & EXISTING	400 UNITS	632 UNITS**	0 UNITS	336 UNITS	131 UNITS	1,469 UNITS

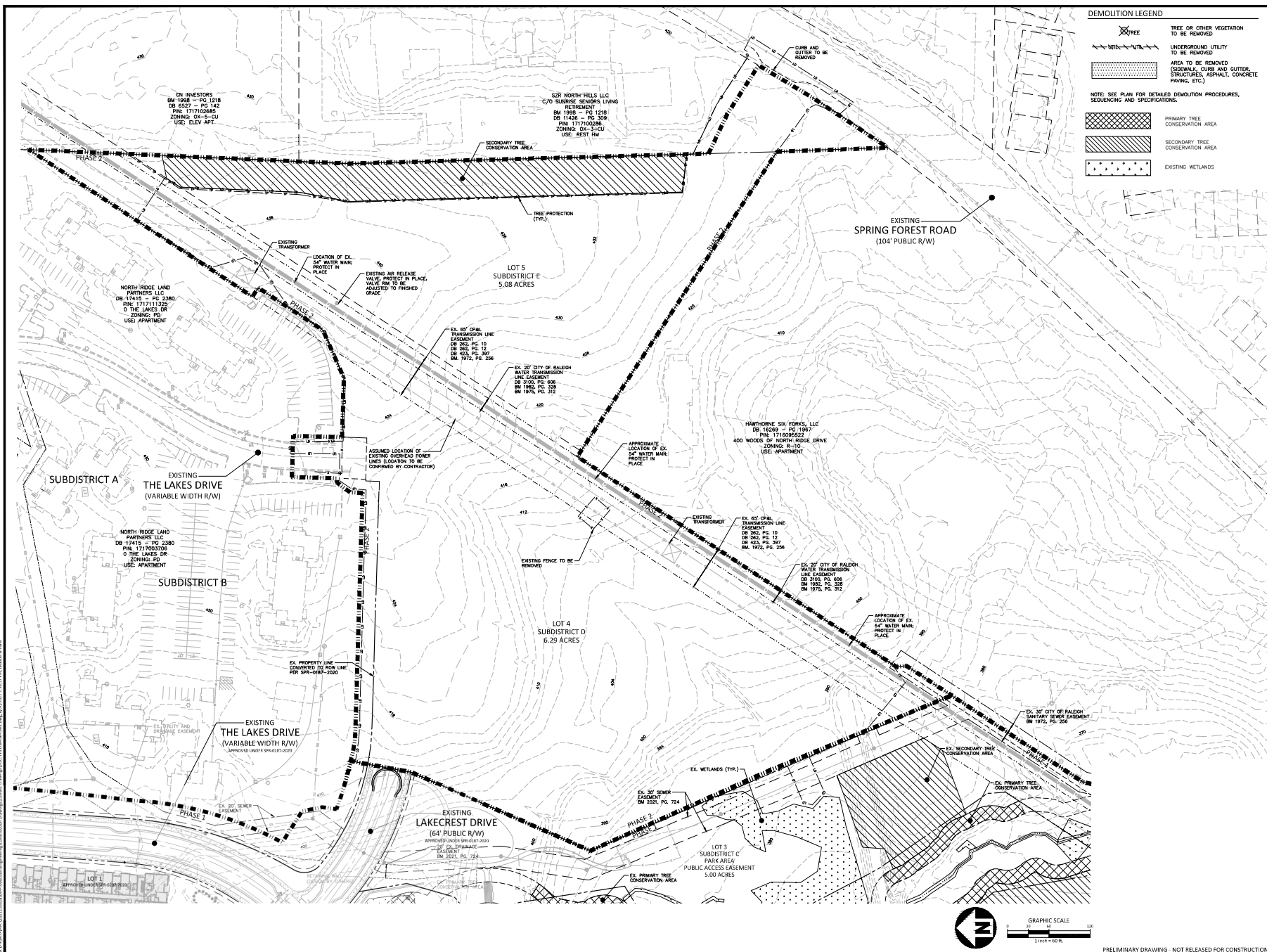
* EXISTING CLUBHOUSE CURRENTLY LOCATED WITHIN SUBDISTRICT "B" IS TO BE RELOCATED TO SUBDISTRICT "A" UNDER CITY OF RALEIGH CASE NO. ASR-0003-2020.

** PER MASTER PLAN CASE AMP-4-26, RESIDENTS CAN BE TRANSFERRED BETWEEN SUBDISTRICTS.

NEW MAXIMUM ALLOWABLE DENSITY PER SUBDISTRICT ACCOUNTING FOR PROPOSED TRANSFERS

	RESIDENTIAL	400 UNITS	350 UNITS
--	-------------	-----------	-----------





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	
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

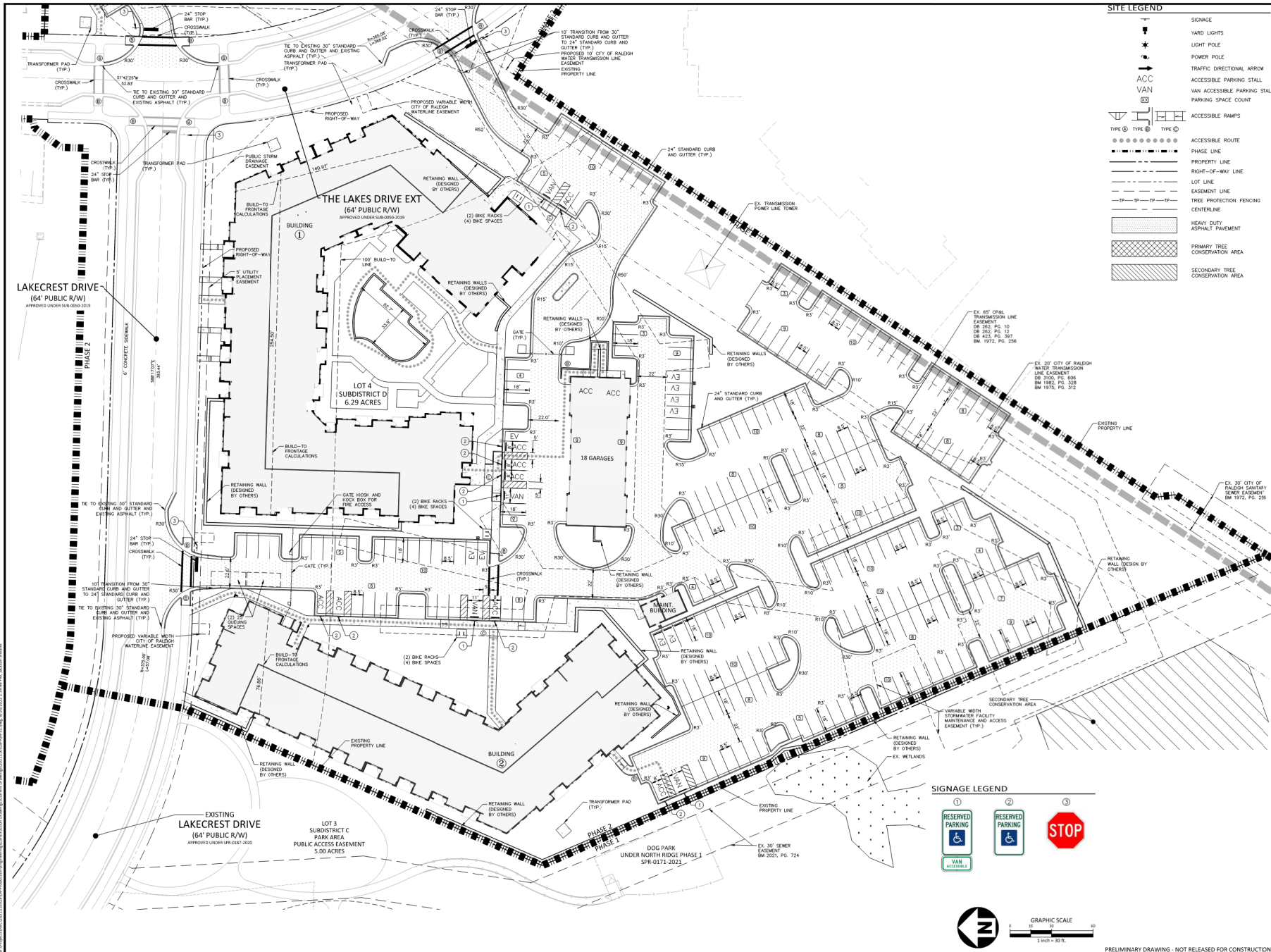
PLAN INFORMATION

PROJECT NO.	2021110328
FILENAME	2021110328-ASR-DM1
CHECKED BY	LJV
DRAWN BY	JLB
SCALE	1"=60'
DATE	08. 04. 2021

DEMOLITION PLAN

C1.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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The John R. McAdams Company, Inc.
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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

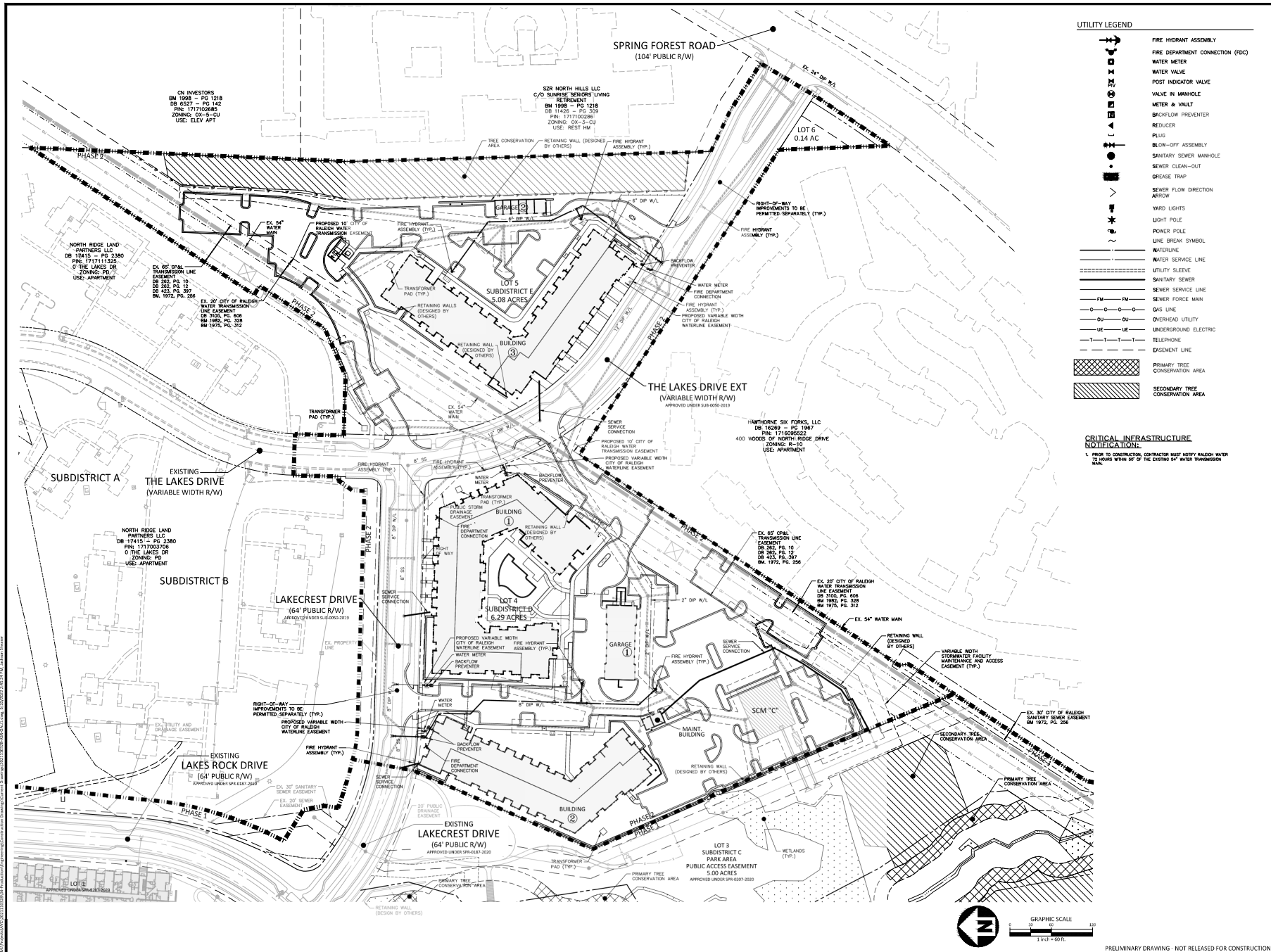
NO.	DATE	DESCRIPTION
1	2011-09-29	1ST RESPONSE TO ASR COMMENTS
2	2011-11-17	2ND RESPONSE TO ASR COMMENTS
3	2012-04-29	3RD RESPONSE TO ASR COMMENTS
4	2012-06-17	4TH RESPONSE TO ASR COMMENTS

PLAN INFORMATION

PROJECT NO.	2011110328
FILENAME	AVC19000-ASR-51
CHECKED BY	LJV
DRAWN BY	JLB
SCALE	1"=30'
DATE	08.04.2011

SHEET

LOT 4 SITE PLAN
C2.01



UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE
- PRIMARY TREE CONSERVATION AREA
- SECONDARY TREE CONSERVATION AREA

CRITICAL INFRASTRUCTURE NOTIFICATION:

1. PRIOR TO CONSTRUCTION, CONTRACTOR MUST NOTIFY RALEIGH WATER 72 HOURS WITHIN 50' OF THE EXISTING 54" WATER TRANSMISSION MAIN.

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RALEIGH, NORTH CAROLINA, 27607

av **aventon**

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

REVISIONS

NO.	DATE	DESCRIPTION
1	2021-09-29	1ST RESPONSE TO ASH COMMENTS
2	2021-11-17	2ND RESPONSE TO ASH COMMENTS
3	2022-04-29	3RD RESPONSE TO ASH COMMENTS
4	2022-08-17	4TH RESPONSE TO ASH COMMENTS

PLAN INFORMATION

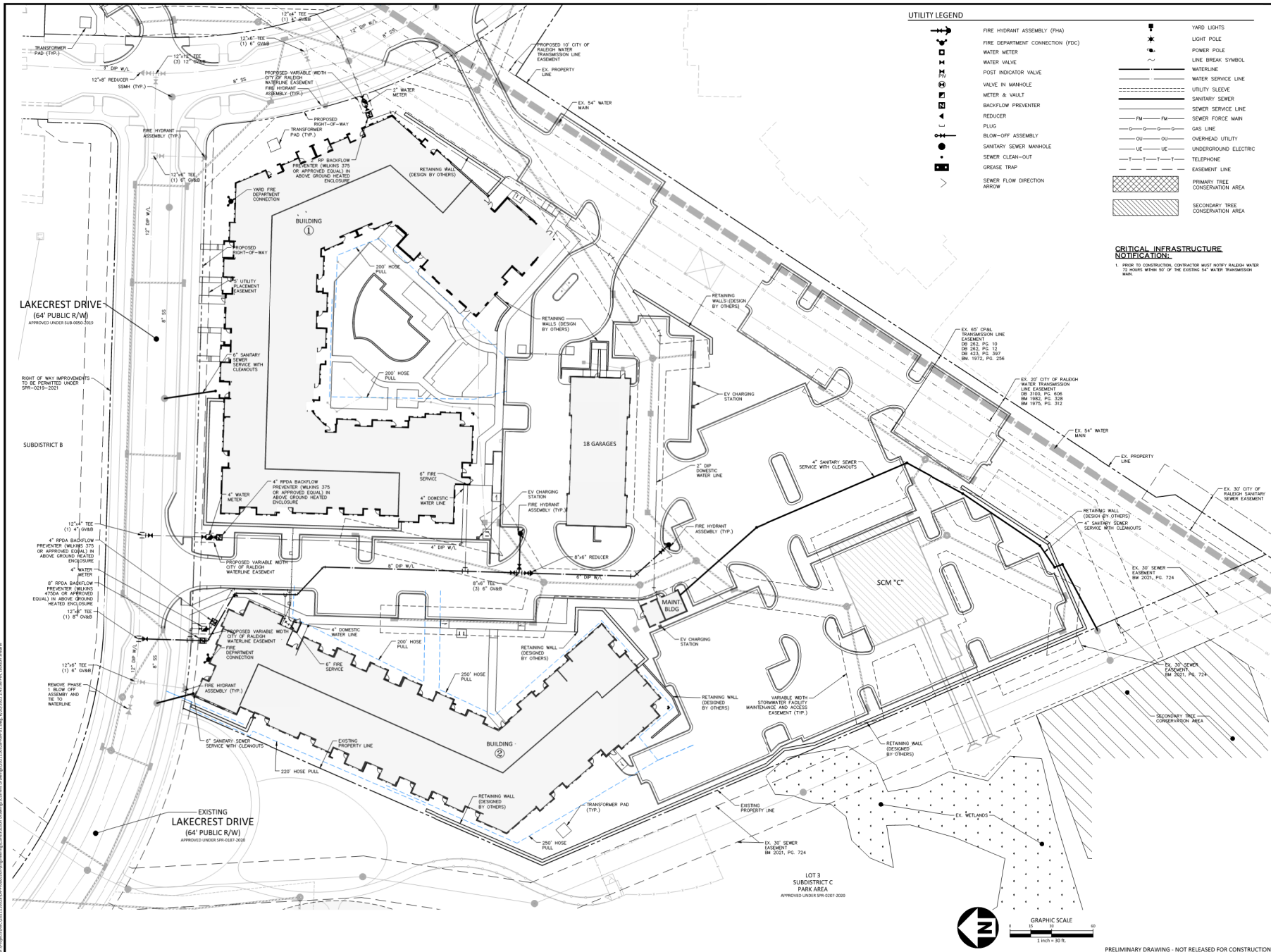
PROJECT NO.	2021110328
FILENAME	2021110328-ASR-041
CHECKED BY	LIV
DRAWN BY	JLB
SCALE	1"=60'
DATE	08.04.2021

SHEET

OVERALL UTILITY PLAN

C4.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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

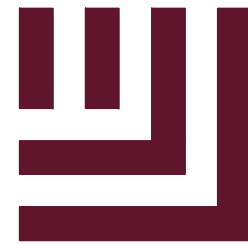
REVISIONS

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

PLAN INFORMATION
PROJECT NO. 2021110328
FILENAME 2021110328-ASR-U11
CHECKED BY LJV
DRAWN BY JLB
SCALE 1"=30'
DATE 08.04.2021
SHEET

**DETAILED UTILITY PLAN
LOT 4
C4.01**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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

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

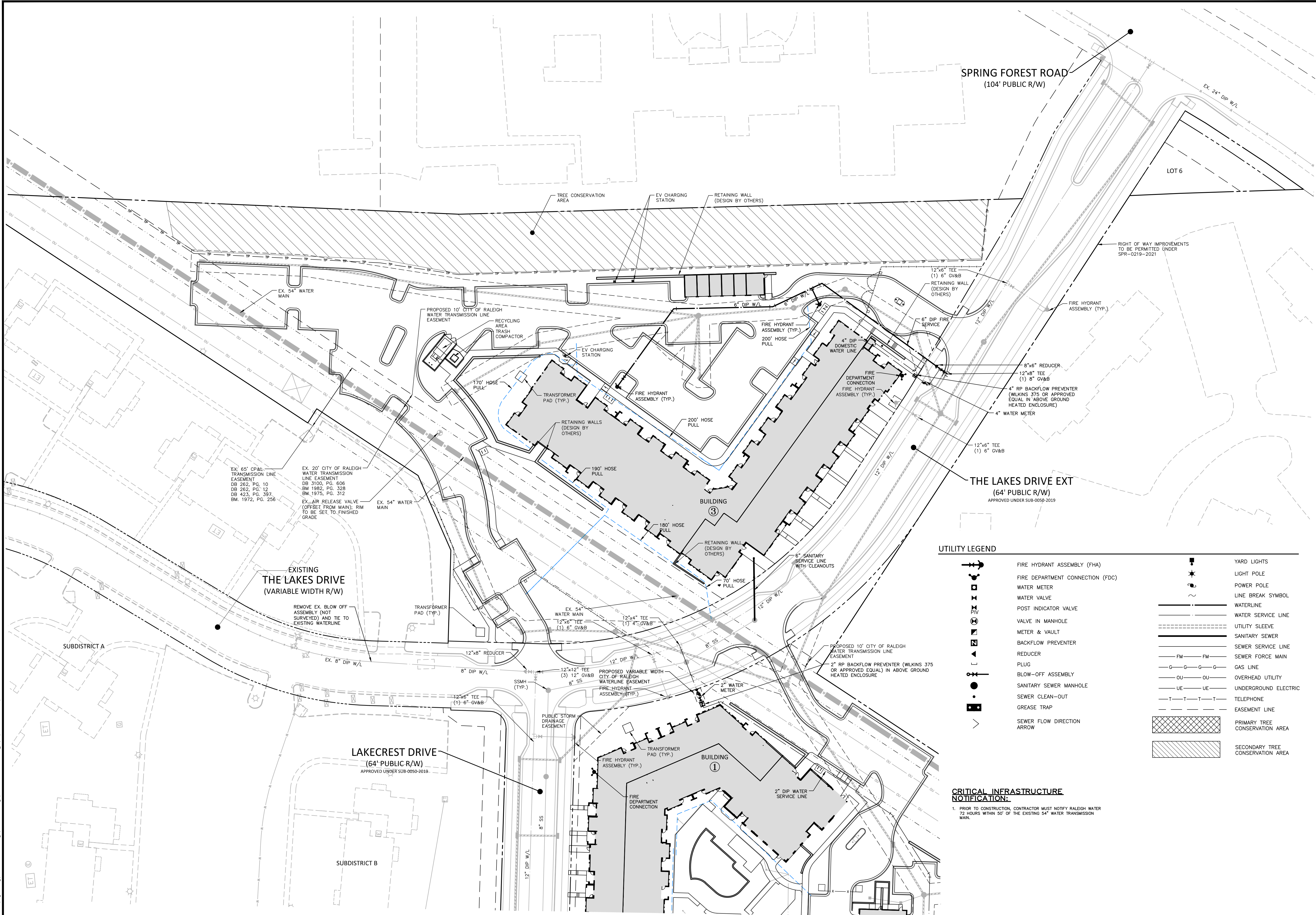
PLAN INFORMATION

PROJECT NO. 2021110328
FILENAME 2021110328-ASR-U1
CHECKED BY LJV
DRAWN BY JLB
SCALE 1"=40'
DATE 08.04.2021

SHEET

DETAILED UTILITY PLAN
LOT 5

C4.02

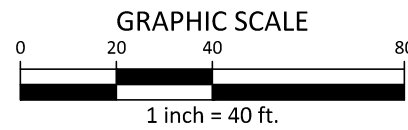
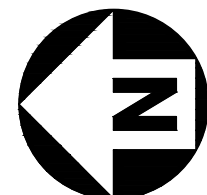


UTILITY LEGEND






FIRE HYDRANT ASSEMBLY (FHA)	YARD LIGHTS
FIRE DEPARTMENT CONNECTION (FDC)	LIGHT POLE
WATER METER	POWER POLE
WATER VALVE	LINE BREAK SYMBOL
POST INDICATOR VALVE	WATERLINE
VALVE IN MANHOLE	WATER SERVICE LINE
METER & VAULT	UTILITY SLEEVE
BACKFLOW PREVENTER	SANITARY SEWER
REDUCER	SEWER SERVICE LINE
PLUG	SEWER FORCE MAIN
BLOW-OFF ASSEMBLY	GAS LINE
SANITARY SEWER MANHOLE	OVERHEAD UTILITY
SEWER CLEAN-OUT	UNDERGROUND ELECTRIC
GREASE TRAP	TELEPHONE
SEWER FLOW DIRECTION ARROW	EASEMENT LINE
	PRIMARY TREE CONSERVATION AREA
	SECONDARY TREE CONSERVATION AREA

CRITICAL INFRASTRUCTURE NOTIFICATION

1. PRIOR TO CONSTRUCTION, CONTRACTOR MUST NOTIFY RALEIGH WATER 72 HOURS WITHIN 50' OF THE EXISTING 54" WATER TRANSMISSION MAIN.



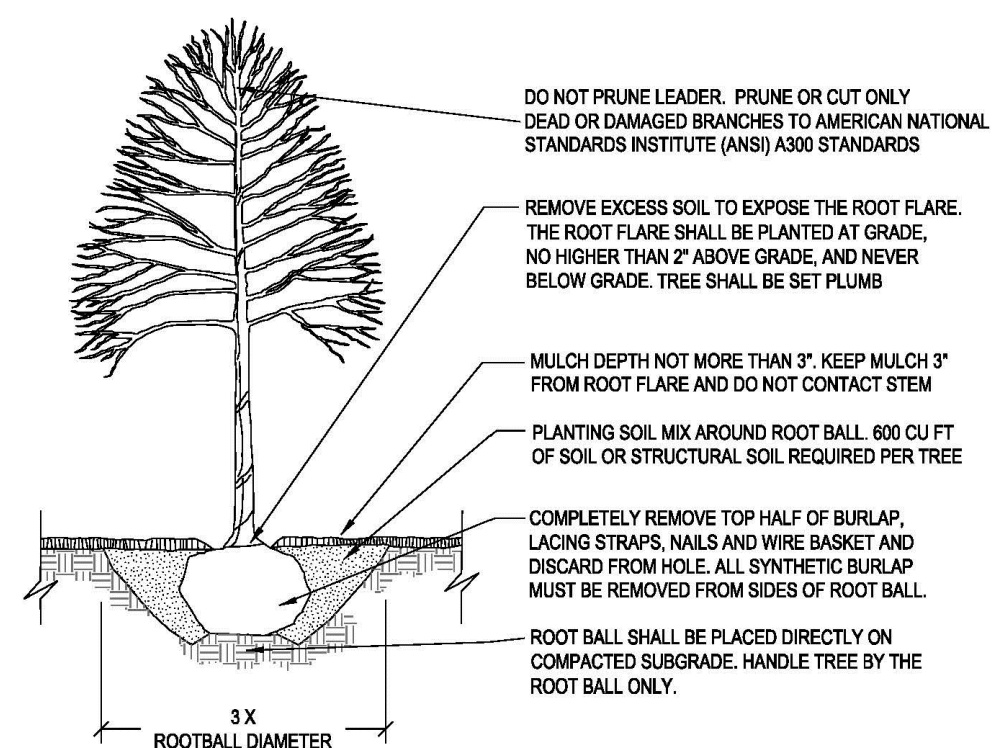
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	REMARKS
	CCA	10	Eastern Redbud Multi-trunk	Cercis canadensis	1.5" min	8' min	Single Stem
	QUL	17	Overcup Oak	Quercus lyrata	3" min	10' min	LARGE CANOPY
	QNU	9	Nuttall Oak	Quercus nuttallii	3" min	10' min	LARGE CANOPY
	QUS	17	Shumard Red Oak	Quercus shumardii	3" min	10' min	LARGE CANOPY
	UAP	19	American Elm	Ulmus americana 'Princeton'	3" min	10' min	LARGE CANOPY

BUILDING 1&2 PARKING LOT:	91,670 SF
TREES REQUIRED:	46 TREES (1/2000 SF)
TREES PROVIDED:	46 TREES
BUILDING 3 PARKING LOT:	52,130 SF
TREES REQUIRED:	26 TREES (1/2000 SF)
TREES PROVIDED:	26 TREES

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING SPACE
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
TYPE A	PHASE LINE
TYPE B	PROPERTY LINE
TYPE C	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	TREE PROTECTION FENCING CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT

ALL SITE ELEMENTS SHOWN SCREENED
BACK ARE INCLUDED WITH THE NORTH
RIDGE PHASE 1 INFRASTRUCTURE PLANS.



CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL
RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

- NOTES:**
- 1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.**
 - 2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)**
 - 3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.**
 - 4. A TREE IMPACT PERMIT IS REQUIRED.**
 - 5. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.**
 - 6. IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.**
 - 7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE**

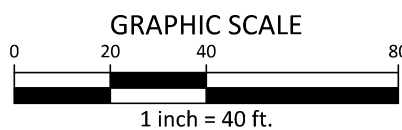
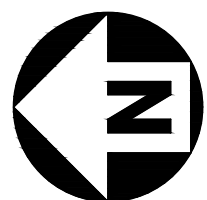
CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 6/20/09
10/20/10	

7/2/2019	

TREE PLANTING DI

	TDR 02



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

REVISIONS

NO.	DATE	
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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-LS1
CHECKED BY	
DRAWN BY	
SCALE	1"=40'
DATE	08. 04. 2021

SHEET

LANDSCAPE PLAN

LOT 5

L5.00



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

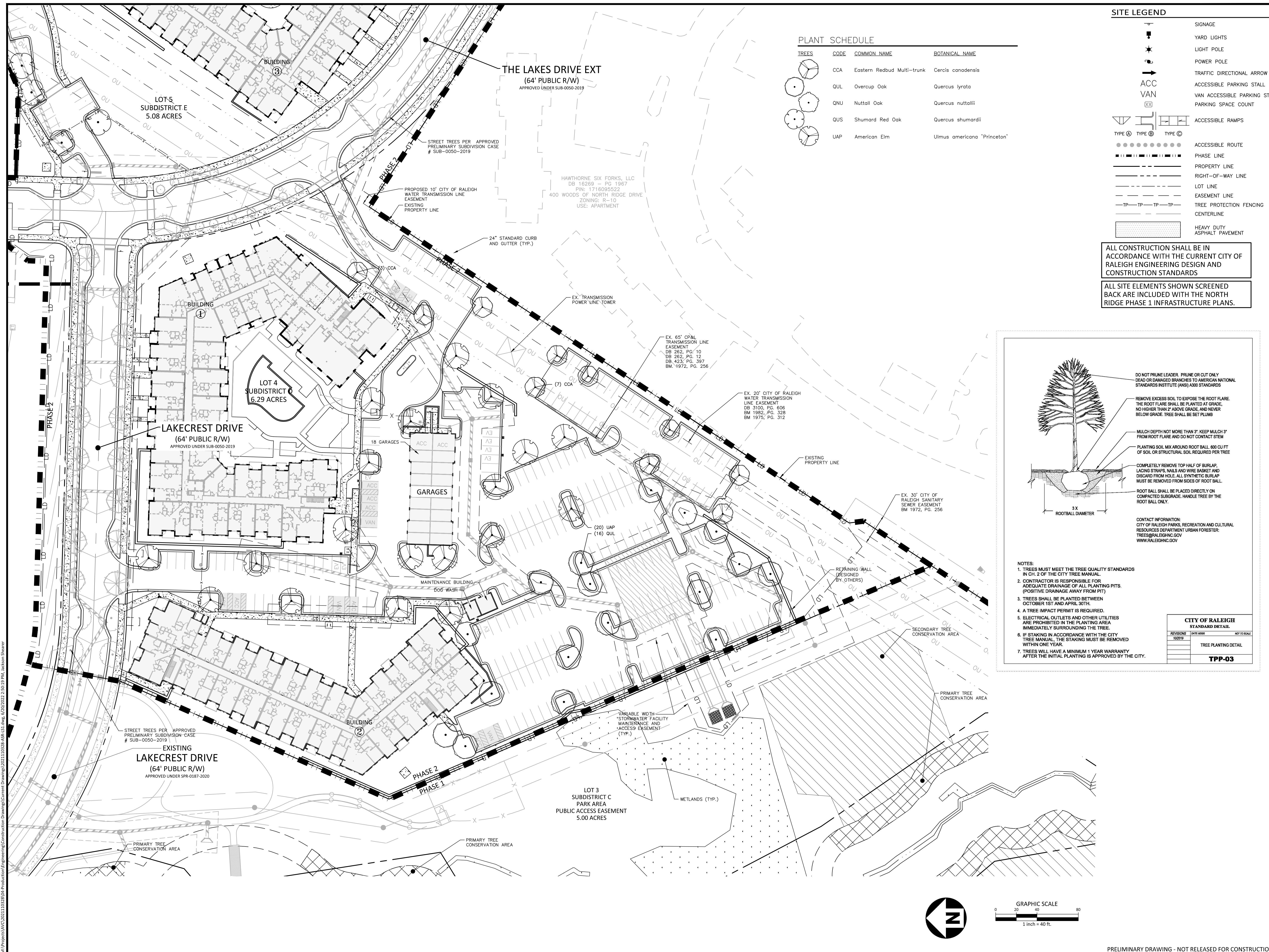
RALEIGH, NORTH CAROLINA, 27609

REVISIONS

PLAN INFORMATION

SHEET

L5.01



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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
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2	2021-11-17	2ND RESPONSE TO ASR COMMENTS	3RD RESPONSE TO ASR COMMENTS
3	2022-04-29	3RD RESPONSE TO ASR COMMENTS	4TH RESPONSE TO ASR COMMENTS
4	2022-06-17	4TH RESPONSE TO ASR COMMENTS	

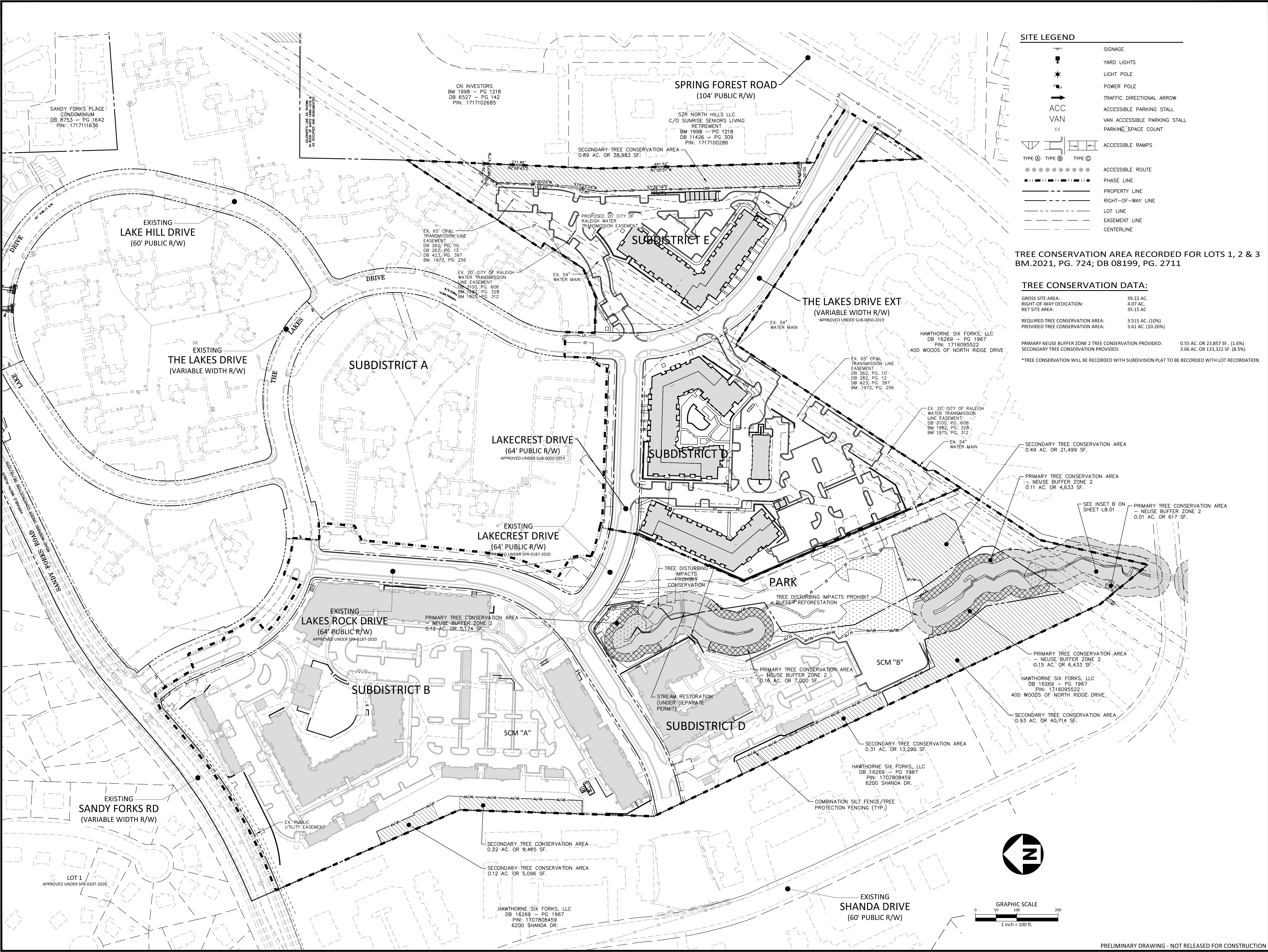
PLAN INFORMATION

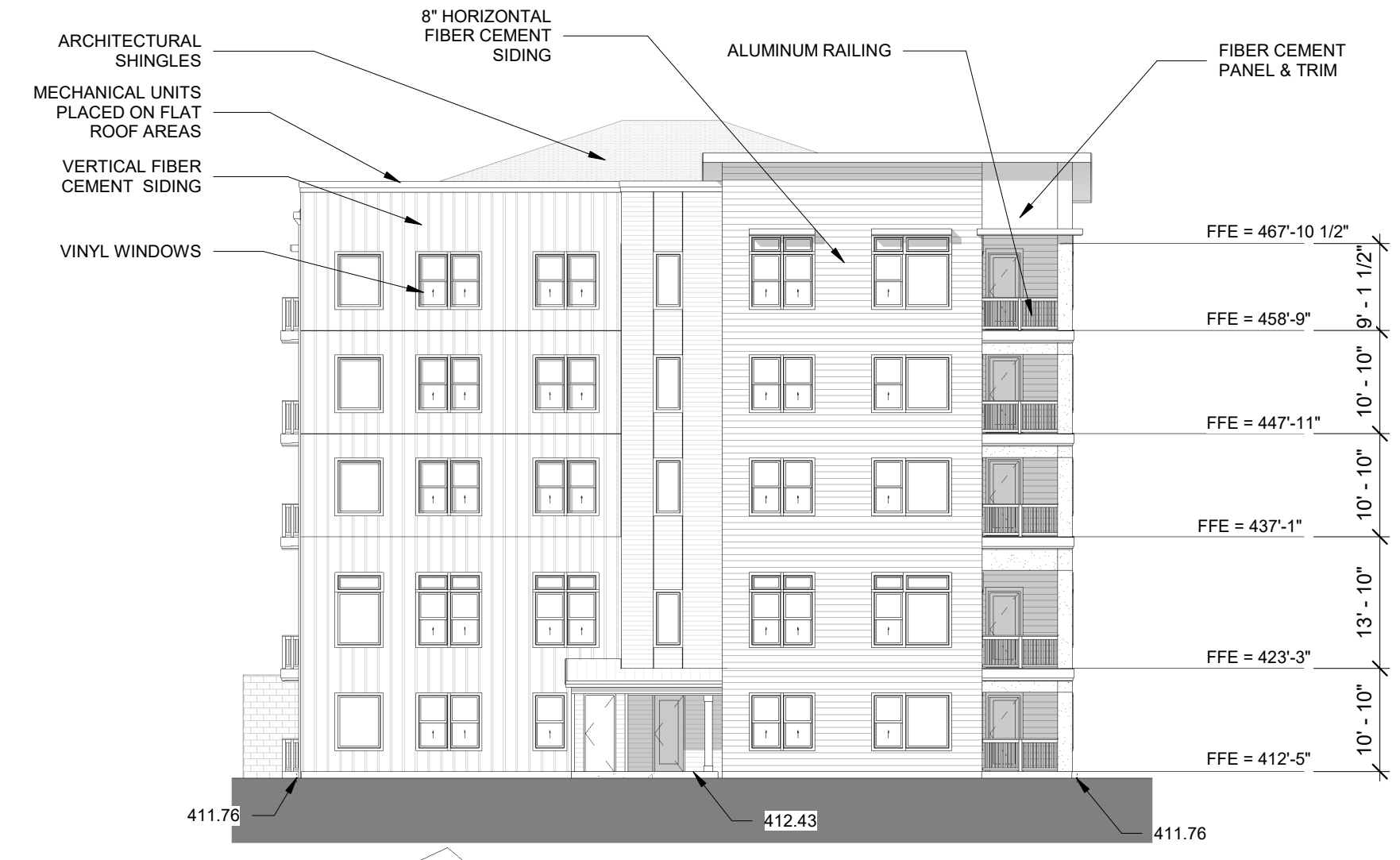
PROJECT NO.	2021110328
FILENAME	2021110328
CHECKED BY	
DRAWN BY	
SCALE	1"=100'
DATE	08.04.2021

SHEET

**TREE CONSERVATION
PLAN**

L8.00





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



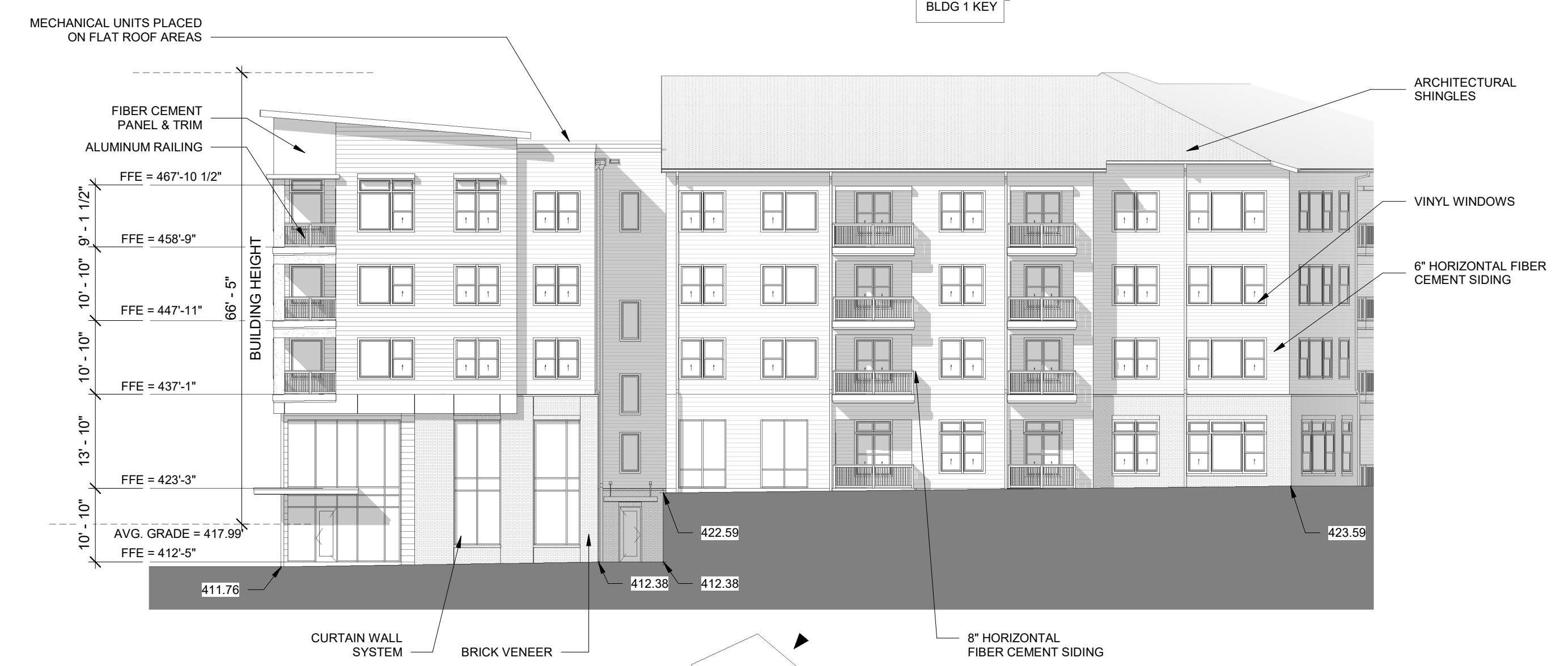
NORTH EAST ELEVATION 4
1/16" = 1'-0"



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



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



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



NORTH RIDGE 2 APARTMENTS
RALEIGH, NC

BUILDING 1 - ELEVATIONS A-11
1/16" = 1'-0" | 021053 | 04.21.2022



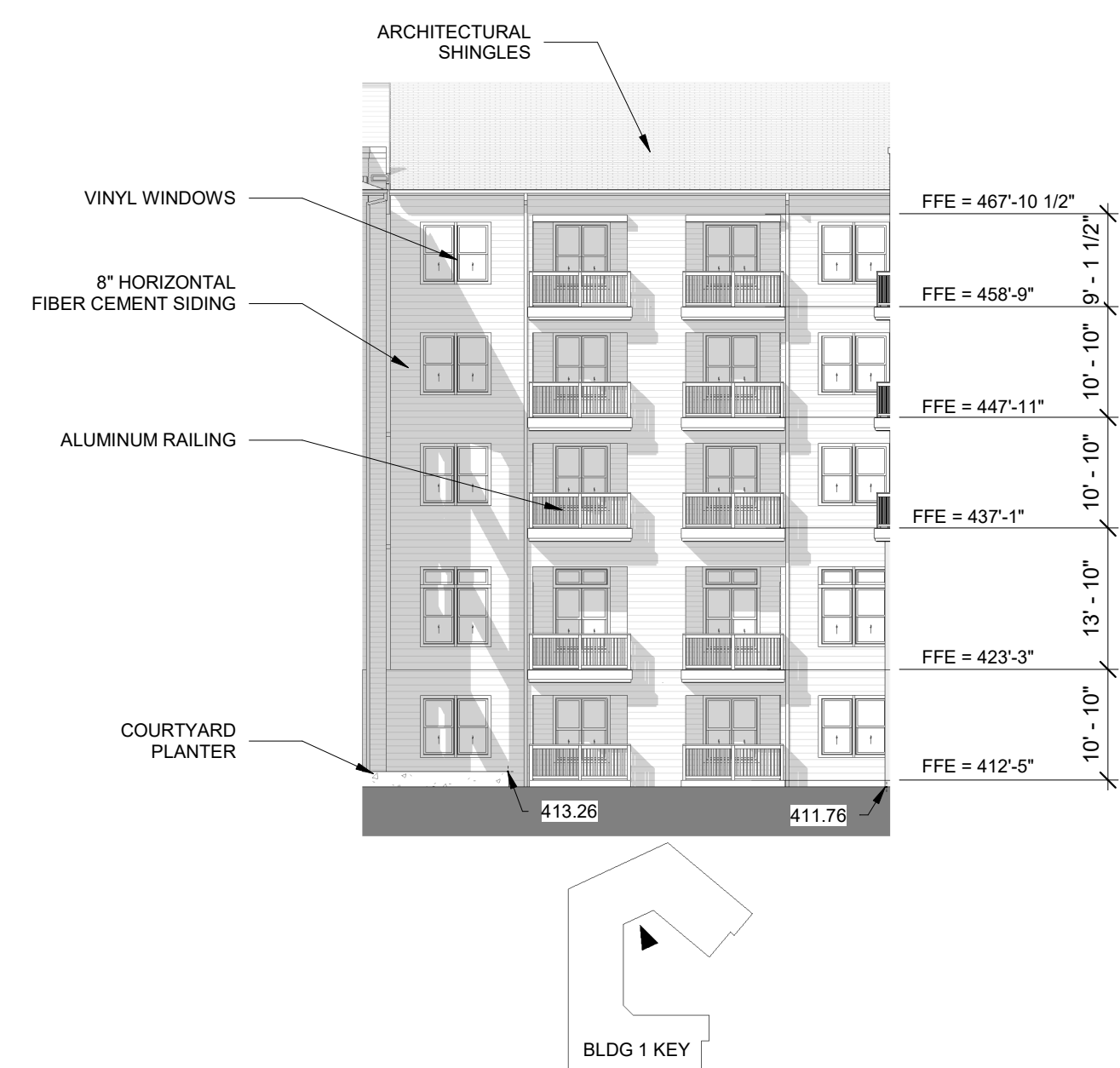
WEST COURTYARD ELEVATION **1**

1/16" = 1'-0"



NORTH COURTYARD ELEVATION **2**

1/16" = 1'-0"



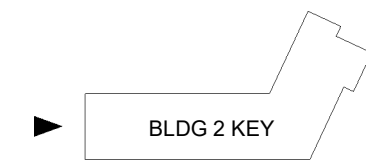
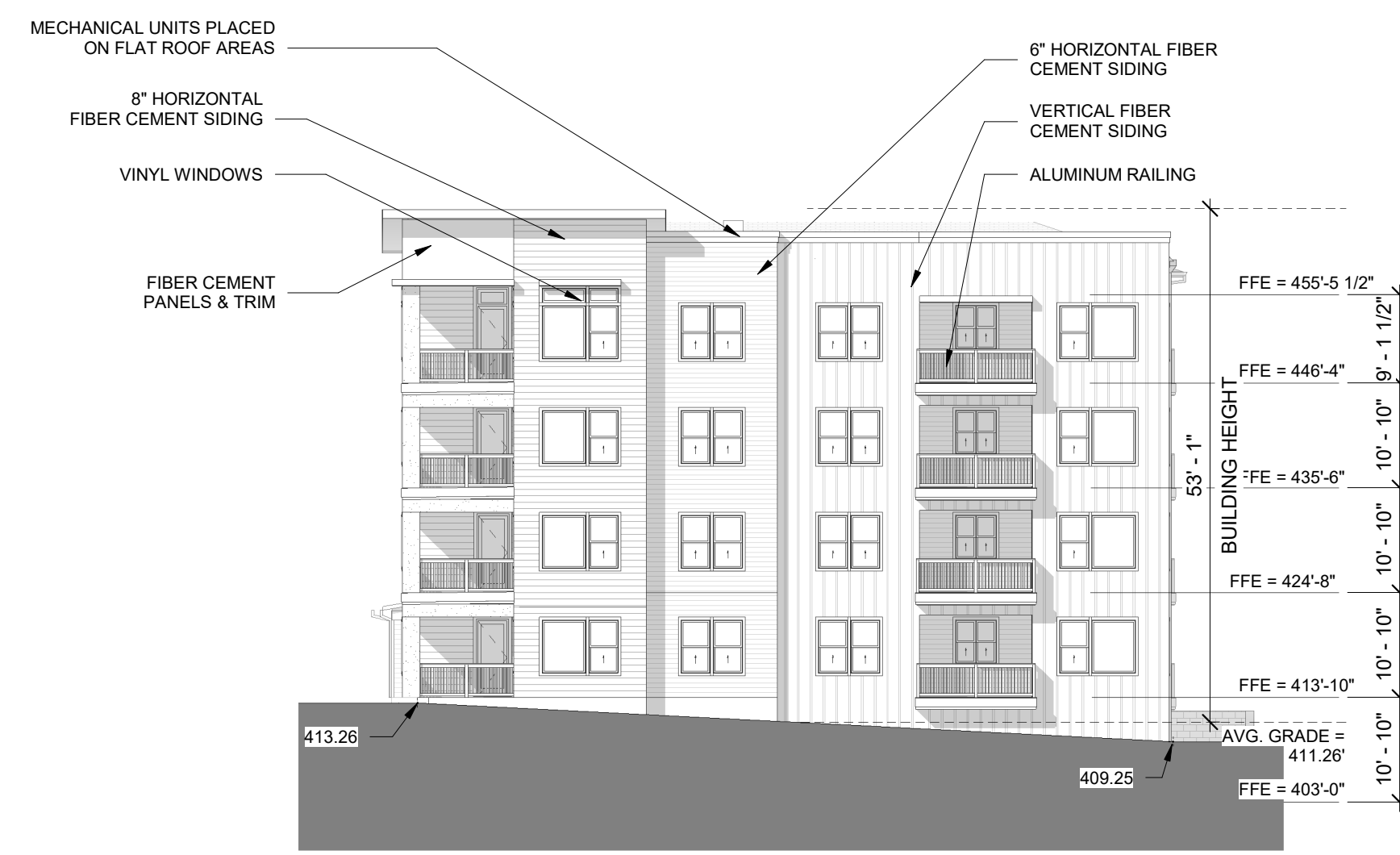
NORTH EAST COURTYARD ELEVATION **3**

1/16" = 1'-0"

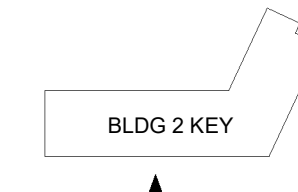
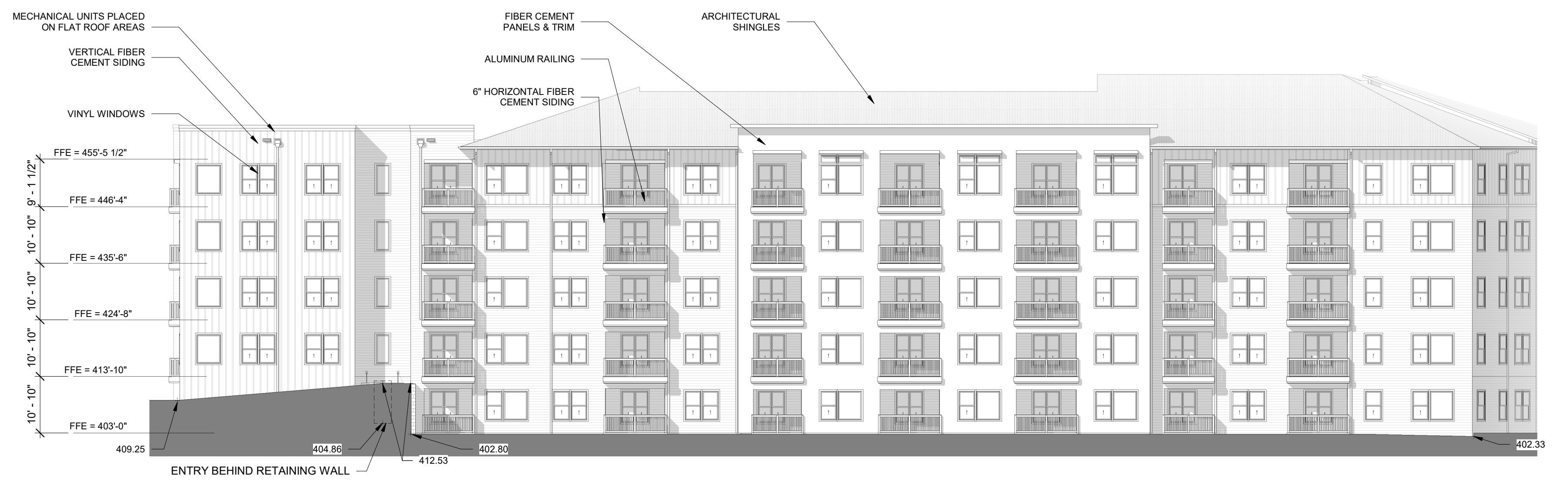


SOUTH EAST COURTYARD ELEVATION **4**

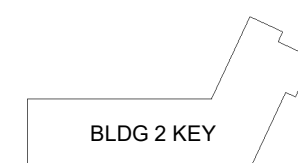
1/16" = 1'-0"



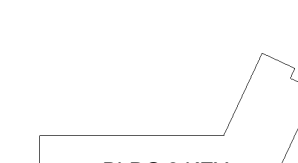
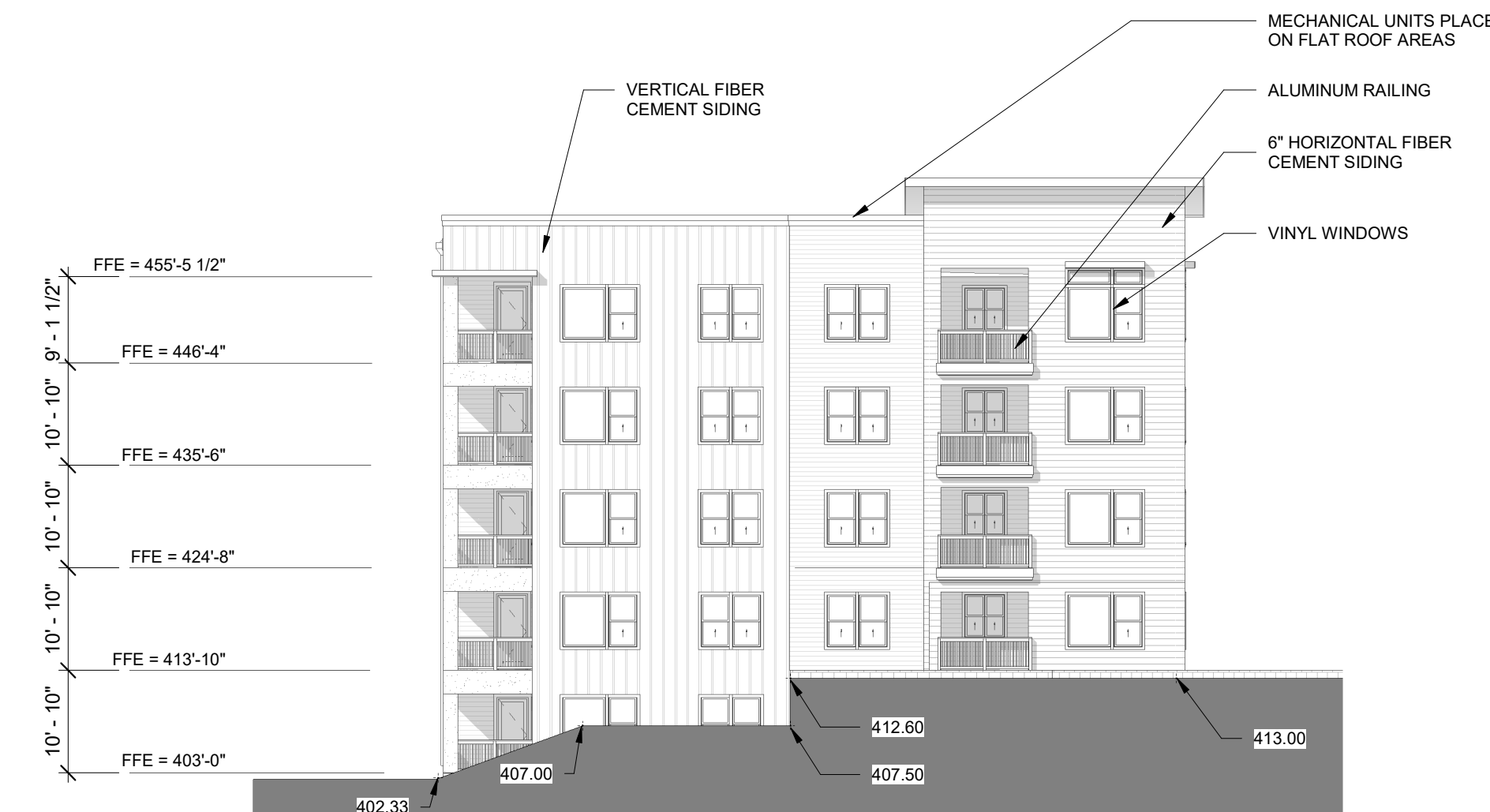
NORTH ELEVATION 1
1/16" = 1'-0"



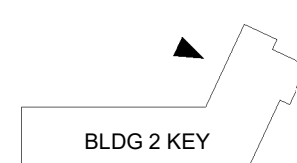
NORTH WEST ELEVATION 2
1/16" = 1'-0"



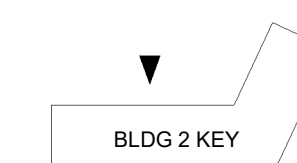
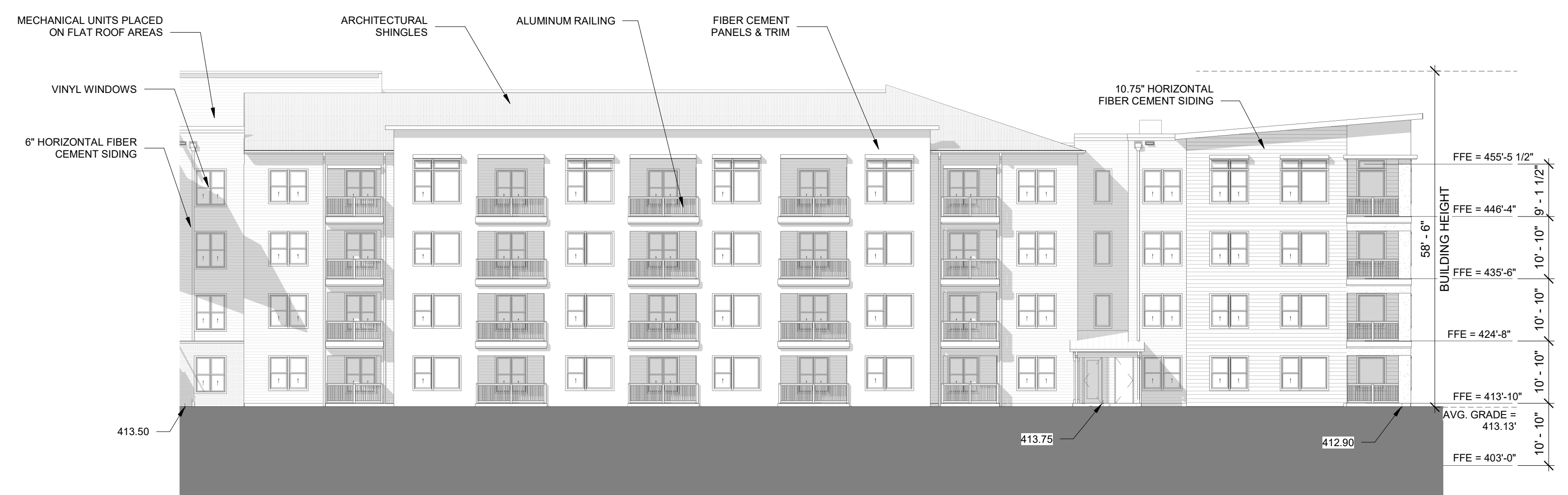
SOUTH WEST ELEVATION 3
1/16" = 1'-0"



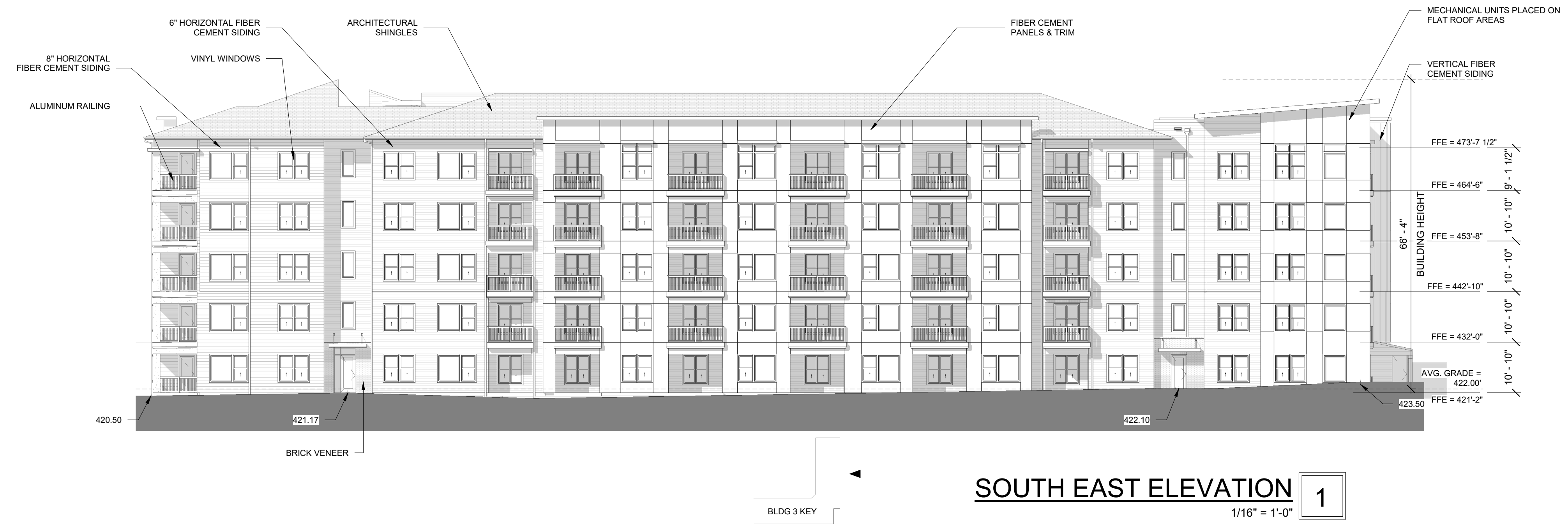
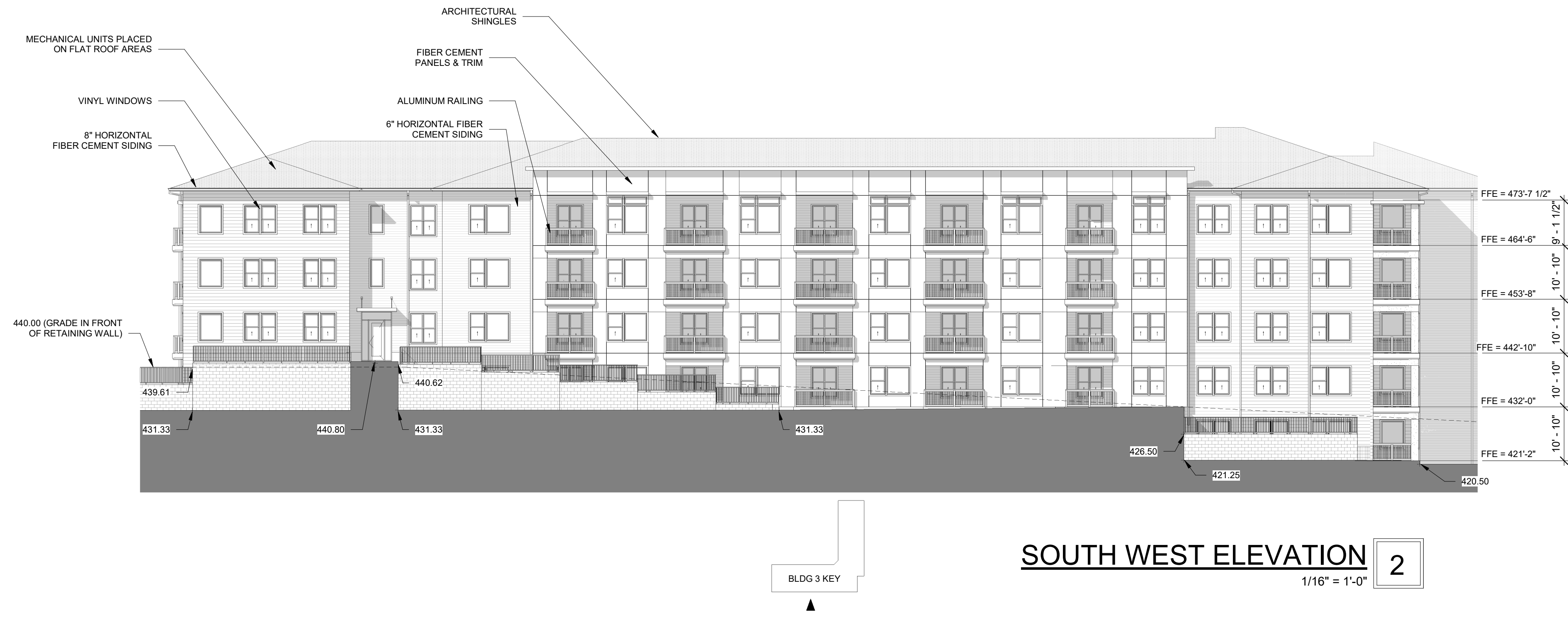
SOUTH ELEVATION 4
1/16" = 1'-0"

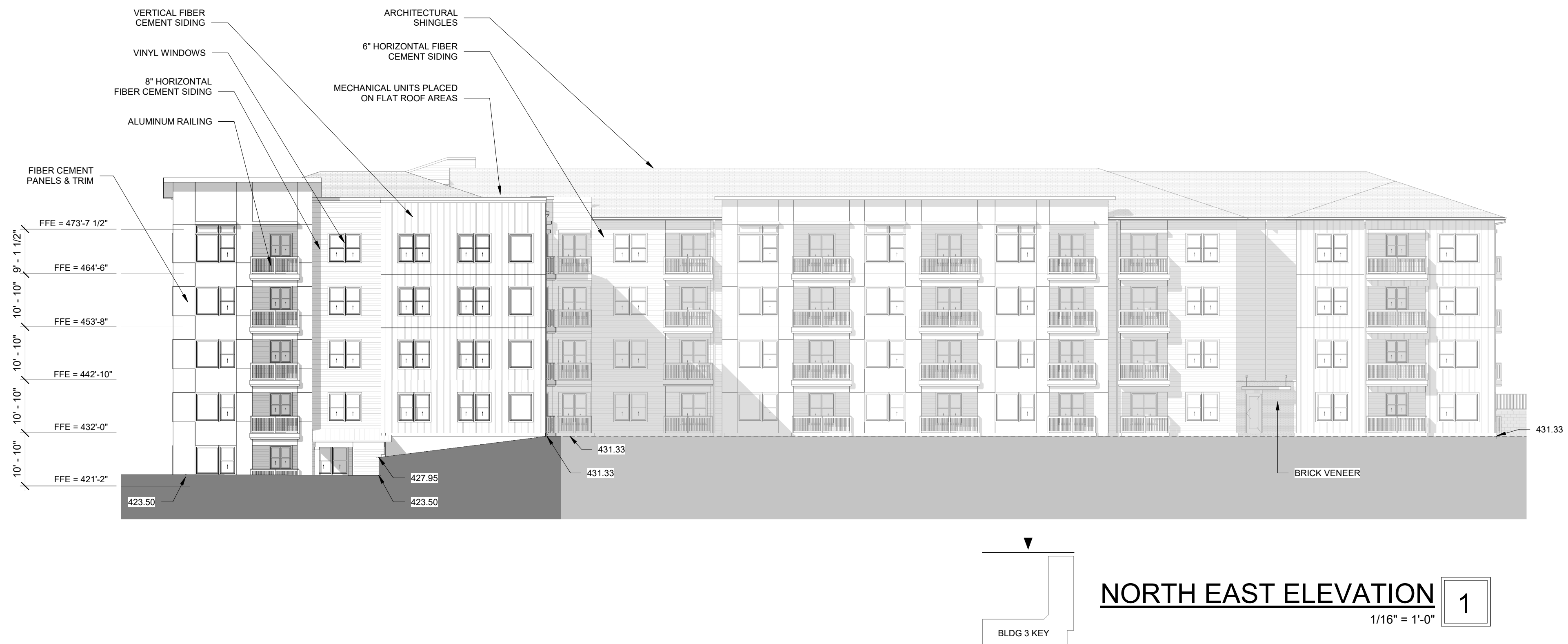
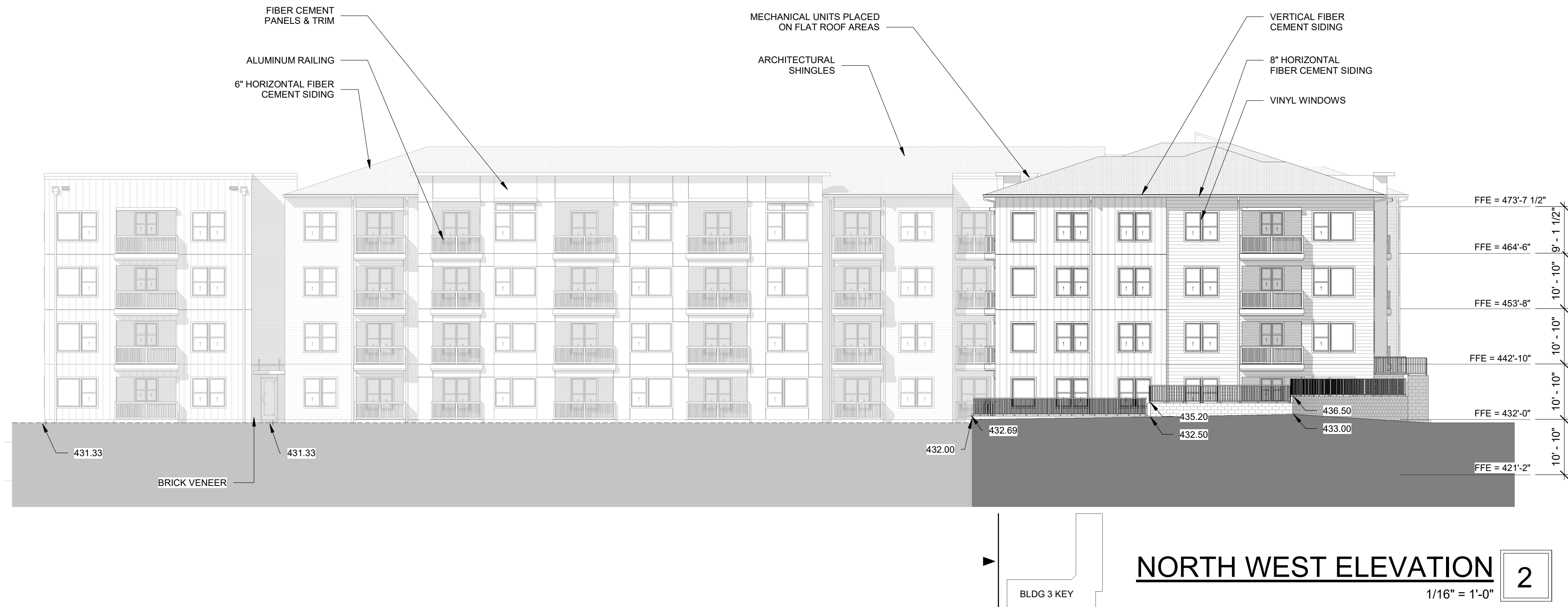


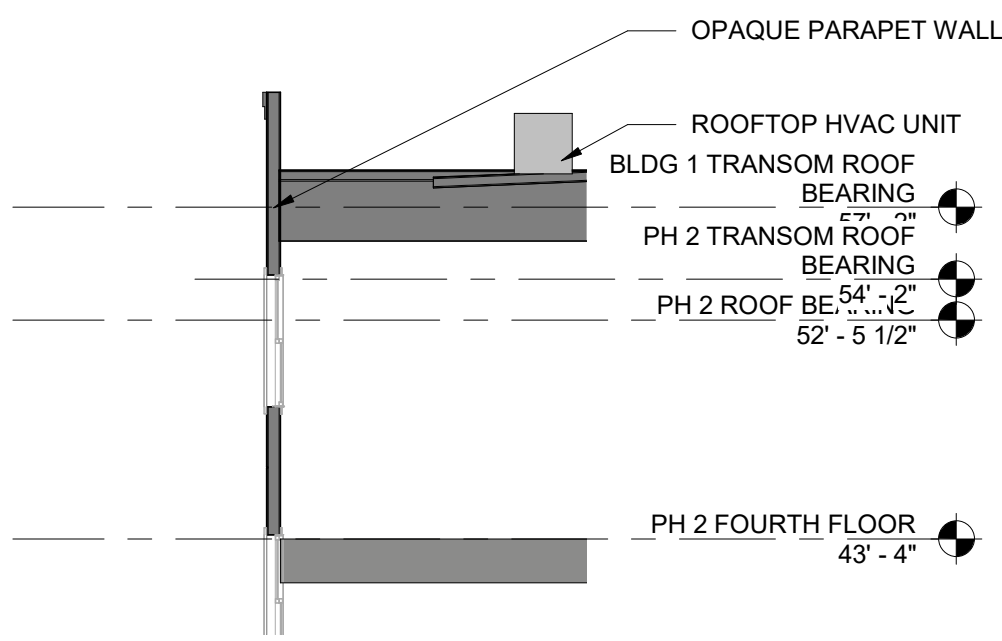
SOUTH EAST ELEVATION 5
1/16" = 1'-0"



NORTH EAST ELEVATION 6
1/16" = 1'-0"

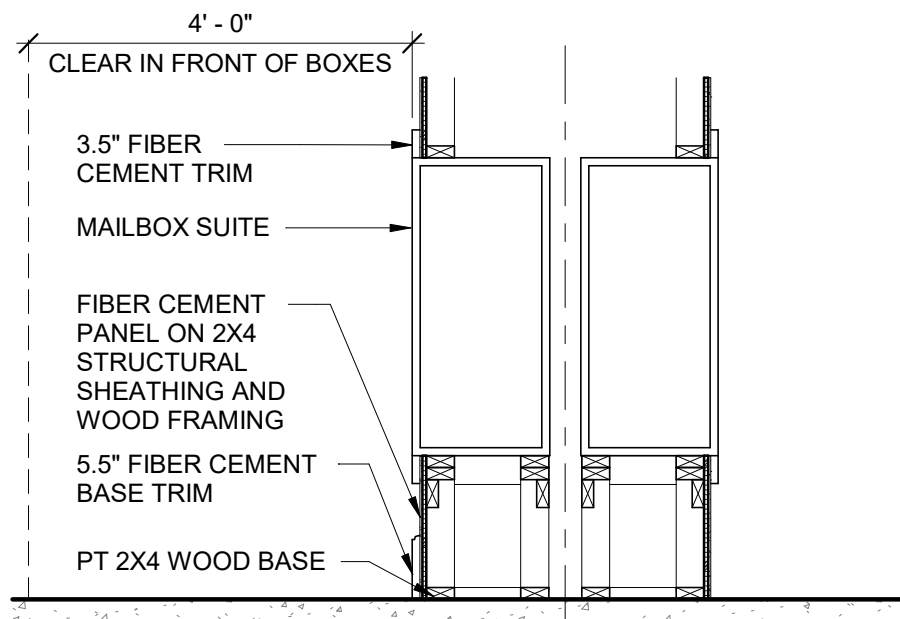






PRIOR TO CONSTRUCTION, COORDINATION WITH THE POSTMASTER MUST BE PERFORMED TO ENSURE COMPLIANCE WITH USPS STD-4C. IN ADDITION, A MAILBOX NUMBERING SYSTEM MUST BE DEVELOPED TO MEET THE ACCESSIBILITY REQUIREMENTS OF ICC/ANSI 117.1, SECTION 308 AS FOLLOWS:

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 = 220

PARCELS = 58

PROJECT TOTALS:

MAILBOXES = 350

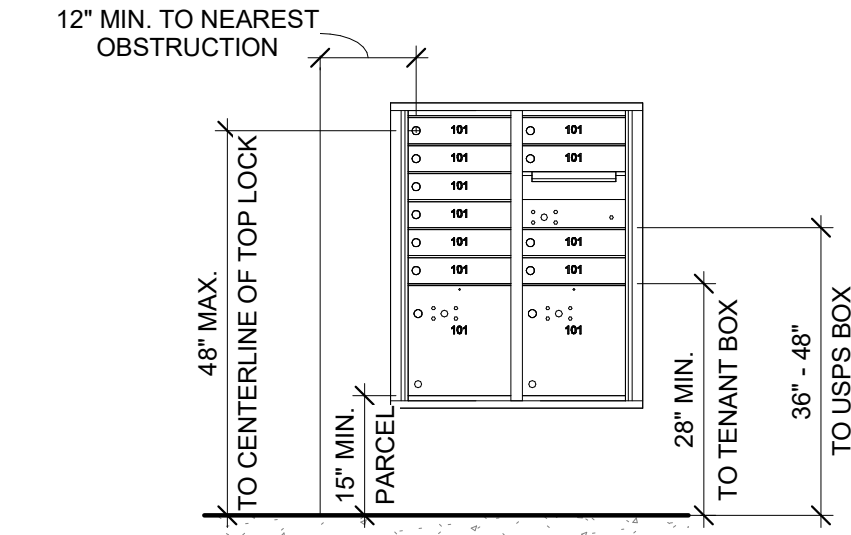
PARCELS = 70

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



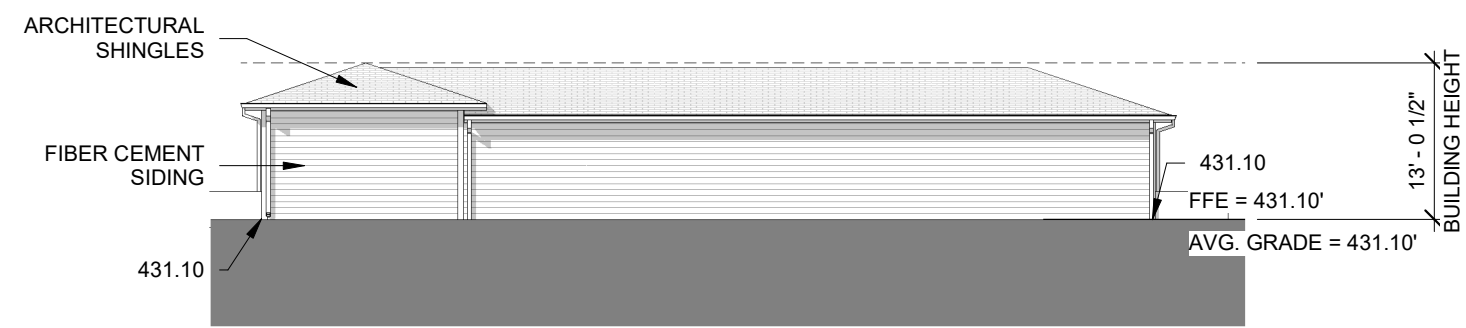
ROOFTOP HVAC SCREENING DIAGRAM

1/8" = 1'-0"

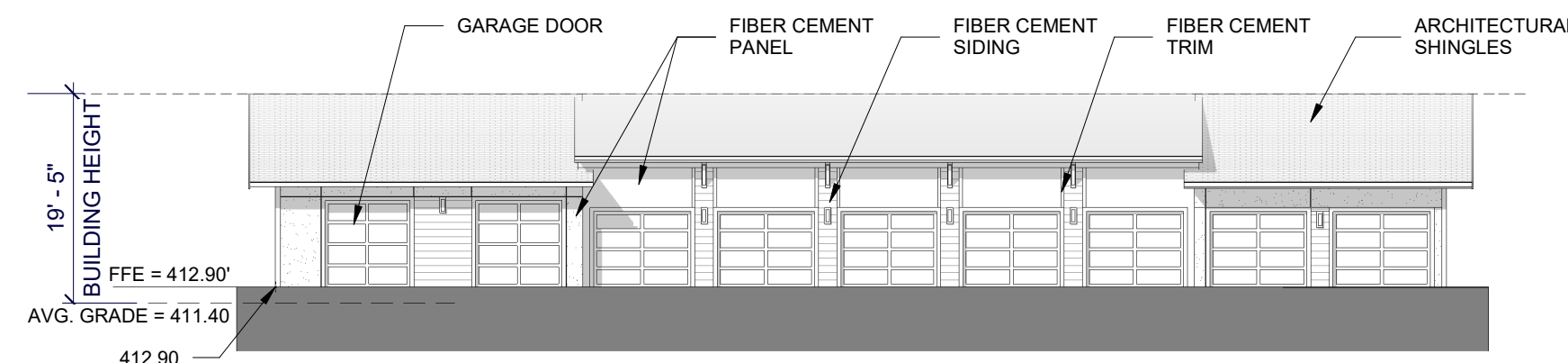
7

MAILBOX SECTION AND NOTES - BLDG 1

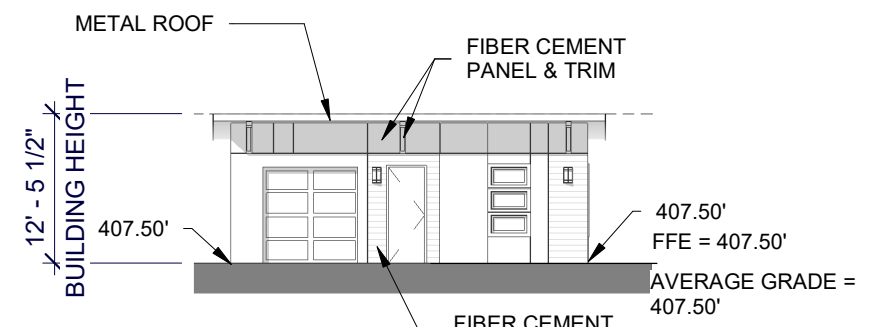
1/2" = 1'-0"



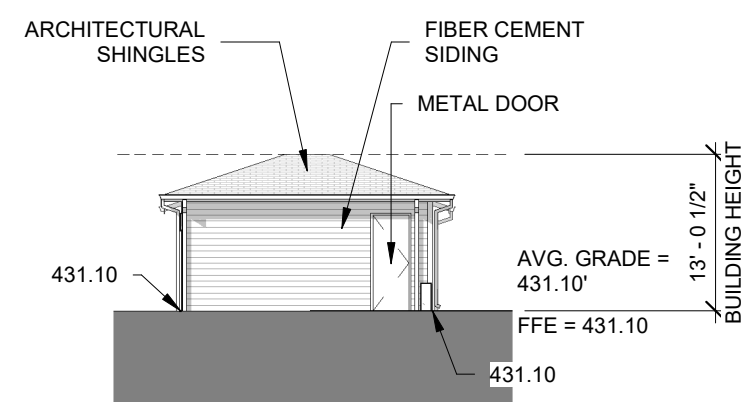
EAST ELEVATION



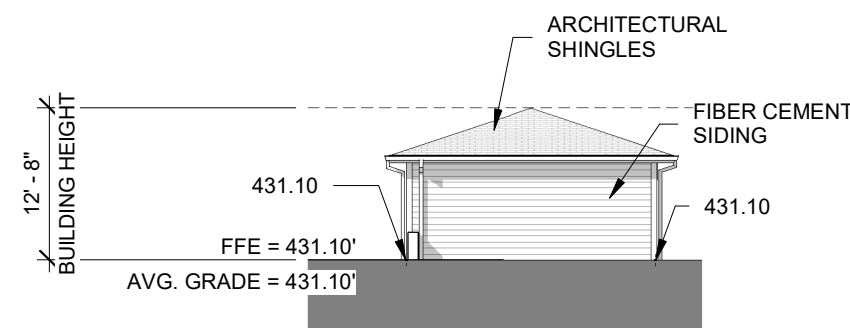
NORTH ELEVATION



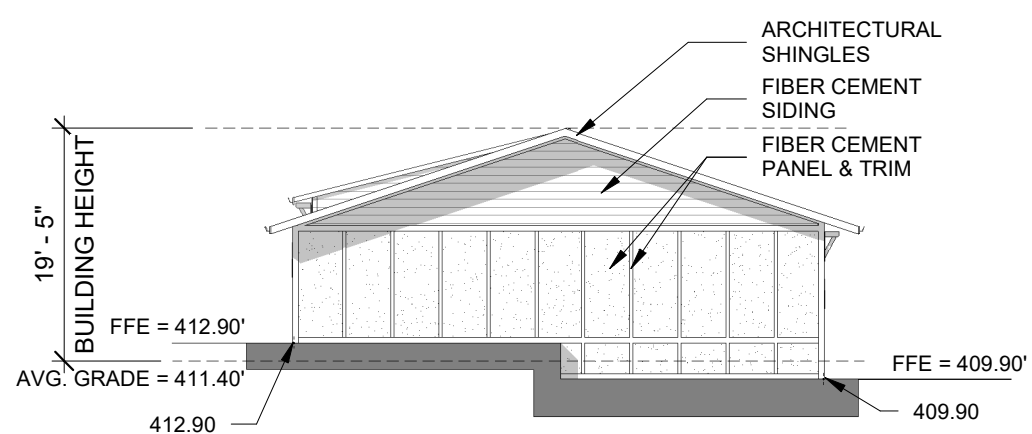
EAST ELEVATION



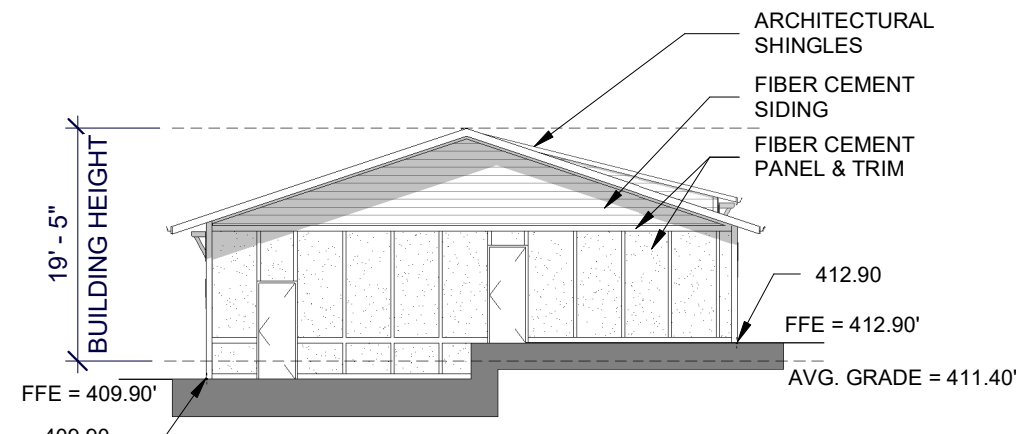
SOUTH ELEVATION



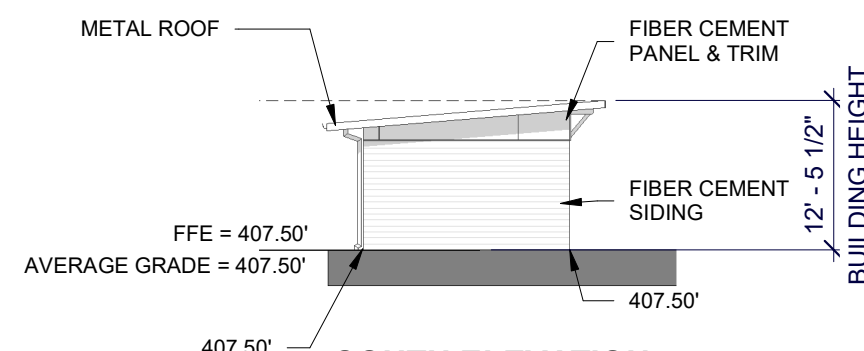
NORTH ELEVATION



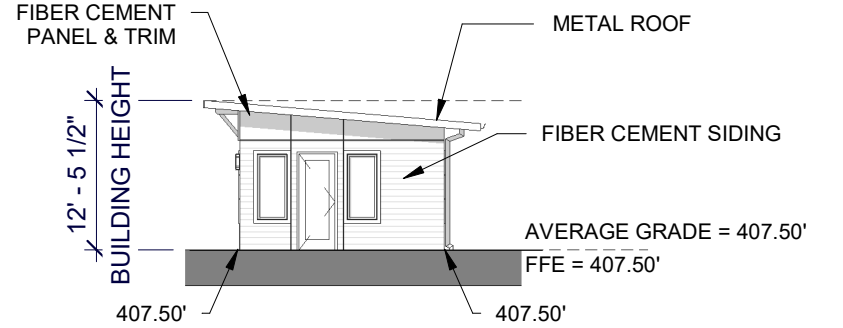
WEST ELEVATION



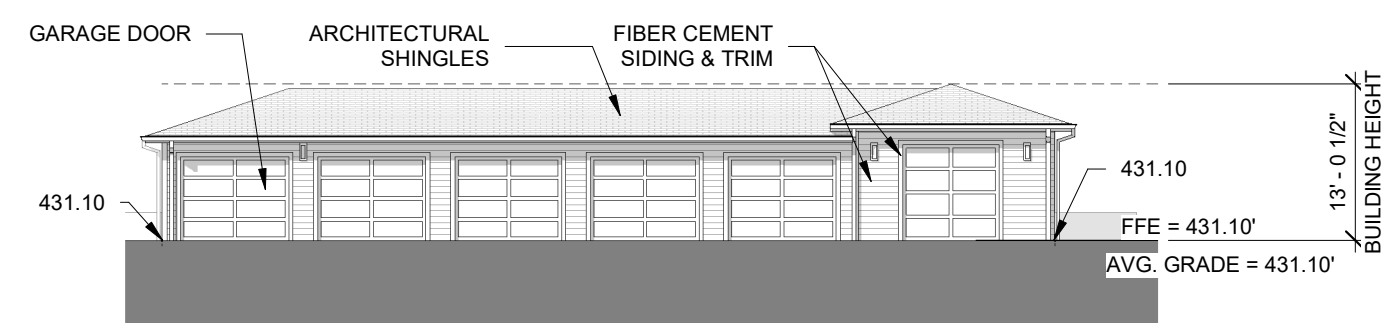
EAST ELEVATION



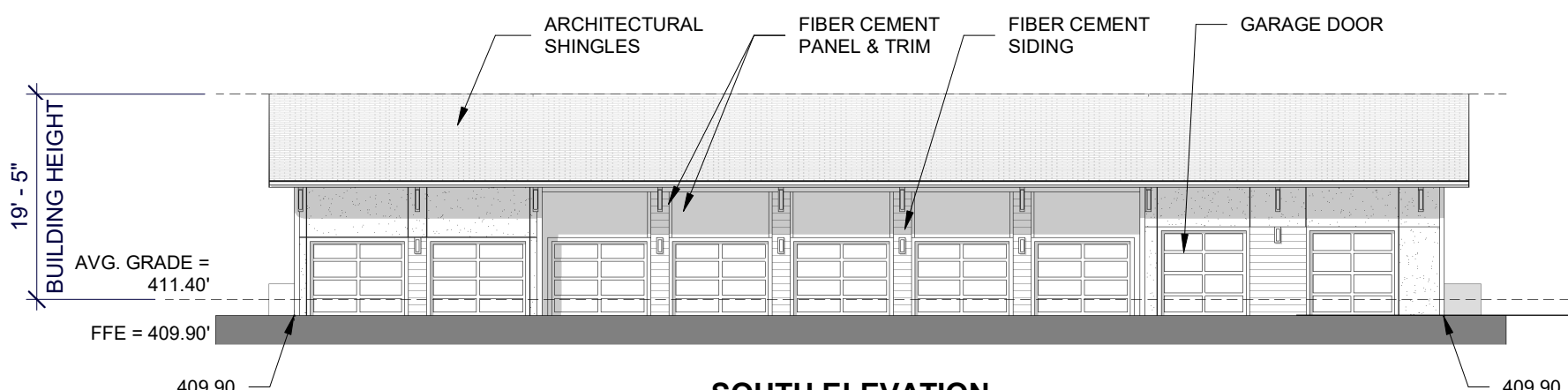
SOUTH ELEVATION



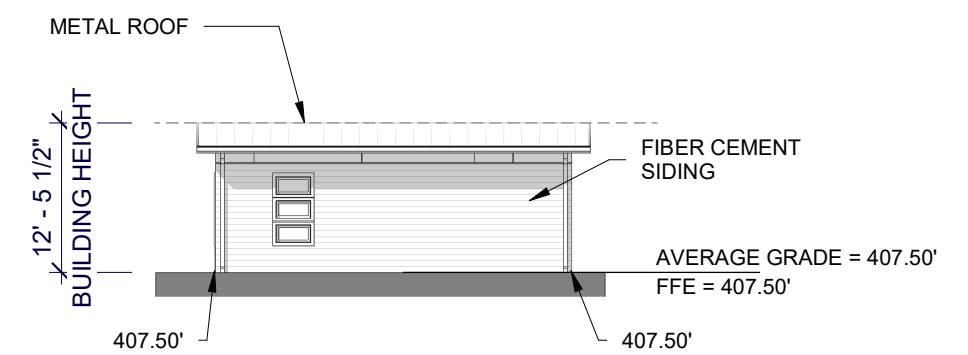
NORTH ELEVATION



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"