



Administrative Approval Action

Case File / Name: ASR-0085-2024

DSLC - AFFORDABLE HOUSING PROJECT - MAPLE RIDGE APARTMENTS - ASR

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

- LOCATION:** This vacant 7.82 acre site is generally located north of Poole Road, south of Kidd Road, east of Donald Ross Drive, and west of Sunnybrook Road. It is situated between the terminus of Warren Avenue and Rawls Drive to the east and west, and between Haven Road and Woodpecker Court to the north and south. It is zoned RX-4-CU and specifically identified as 500 Rawls Drive.
- REQUEST:** This plan proposes a 100% affordable housing development for multi-unit living with 146 apartment units, outdoor amenity and tree conservation areas, stormwater control measures, surface parking, and other site improvements and features. While located in a frequent transit development area, the plan will not utilize the frequent transit development option (FTDO). Reviewed concurrently with a two lot subdivision (SUB-0004-2025), the project includes the dedication of public right-of-way to extend Warren Avenue and connect to Rawls Drive.
- 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 July 11, 2025 by ESP Associates.

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. As noted on the cover sheet - a lighting plan will be proposed at SPR. Note lighting fixtures must be located at least 20 feet from a tree, measured from the pole of the lighting fixture to the trunk of the tree. (7.1.7 G). Please provide details showing UDO conformance.
2. Please provide elevations for all accessory structures (picnic shelter, gazebos, etc) demonstrating compliance with height limits
3. Service areas must be a min 25' away from zoning boundary(s) (UDO Section 3.5.4 C, Service Areas). Also please confirm meeting the Neighborhood Transition Yard height requirement for zone c for building 100 (UDO Section 3.5.5 C).
4. Provide a Neighborhood Transition wall detail showing location, height, and specifically building materials. Note approval of alternative building materials per discussion with the Zoning Administrator. (Reference notes and email dated 4/11/25)



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5. Minor adjustments to the ASR must be shown at the first SPR submittal, including water meter location and CORWLE dedications.
6. The subdivision creating the two parcels and street right of way for this development (case SUB-0004-2025) shall be recorded with the Wake County Register of Deeds.
7. Update planting calculations and schedule to reflect required plantings for the Zone A: Type 2 Protective Yard.

Public Utilities

8. 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

9. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E). Documentation required demonstrating authorization of proposed sewer line construction within Zone 1.
10. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3). Per communication with ESP Associates, an updated flood study has been deferred to SPR review.
11. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
12. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
13. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

14. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **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:

Public Utilities

1. Site Permit Review plans (SPR) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.



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☒ **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:

Public Utilities

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

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right-of-way. This development proposes 6 street trees along Rawls Drive.
3. 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. 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.
2. Final inspection of all tree conservation areas and right-of-way street trees by Urban Forestry Staff

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: August 15, 2028

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.



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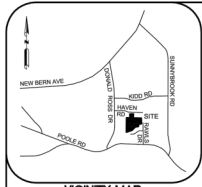
City of Raleigh
Development Services Department
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I hereby certify this administrative decision.

Signed: Keegan.McDonald@raleighnc.gov Digitally signed by Keegan.McDonald@raleighnc.gov
DN: E=Keegan.McDonald@raleighnc.gov, CN=Keegan.McDonald@raleighnc.gov
Reason: I am approving this document
Date: 2025.08.15 17:30:15-0400 **Date:** 08/15/2025

Staff Coordinator: **Jessica Gladwin**

Development Services Dir/Designee



VICINITY MAP
NOT TO SCALE

- NOTES:
1. ALL DISTANCES ARE U.S. SURVEY FOOT HORIZONTAL GROUND DISTANCES.
 2. ALL AREAS AND DISTANCES ARE COMPUTED BY COORDINATE COMPUTATION METHOD UNLESS OTHERWISE NOTED.
 3. THE SUBJECT PARCELS ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NUMBER 172017200K FROM PANEL 1723 HAVING AN EFFECTIVE DATE OF JULY 19, 2022.
 4. THIS SURVEY WAS PERFORMED USING CONVENTIONAL AND GNSS SURVEY METHODS, THE CONTROL, TRAVERSE, PROPERTY LOCATION, AND ALL PLANNING LOCATION WAS PERFORMED USING CONVENTIONAL SURVEYING EQUIPMENT. THE SITE WAS TIED TO THE NC STATE PLANE COORDINATE SYSTEM UTILIZING GNSS EQUIPMENT.
 5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ALL FACTS AND EASEMENTS WHICH MAY BE DISCLOSED WITHIN AN ACCURATE AND COMPLETE TITLE REPORT.
 6. THE CLIENT IS REQUIRED BY STATE LAW TO CONTACT NC 811 PRIOR TO ANY EXCAVATION WORK BEING PERFORMED ON SITE.

THIS PLAT NOT TO BE RECORDED AFTER _____ DAY OF _____
ONE (1) COPY TO BE RETAINED FOR THE CITY. THIS PLAT IS 3/16" COPY OF THE CITY LIMITS.

OWNER (500 RAWLS DRIVE):
SOUTHERN PURCHASING GROUP, LLC
PO BOX 37086
RALEIGH NC 27627

OWNERS (2906 & 2918 HAVEN ROAD):
SOUTHERN PURCHASING GROUP, LLC &
PHELLO CORPORATION
PO BOX 37086
RALEIGH NC 27627

I, KEVIN C. PIVER, PLS HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEEDS AND MAPS OF RECORD AS SHOWN, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES DRAWN FROM DEEDS AND MAPS OF RECORD AS SHOWN, THAT THE RATIO OF PRECISION IS 1:10,000, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.

FURTHERMORE, I CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (b)(1)(i)(v). THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

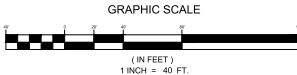
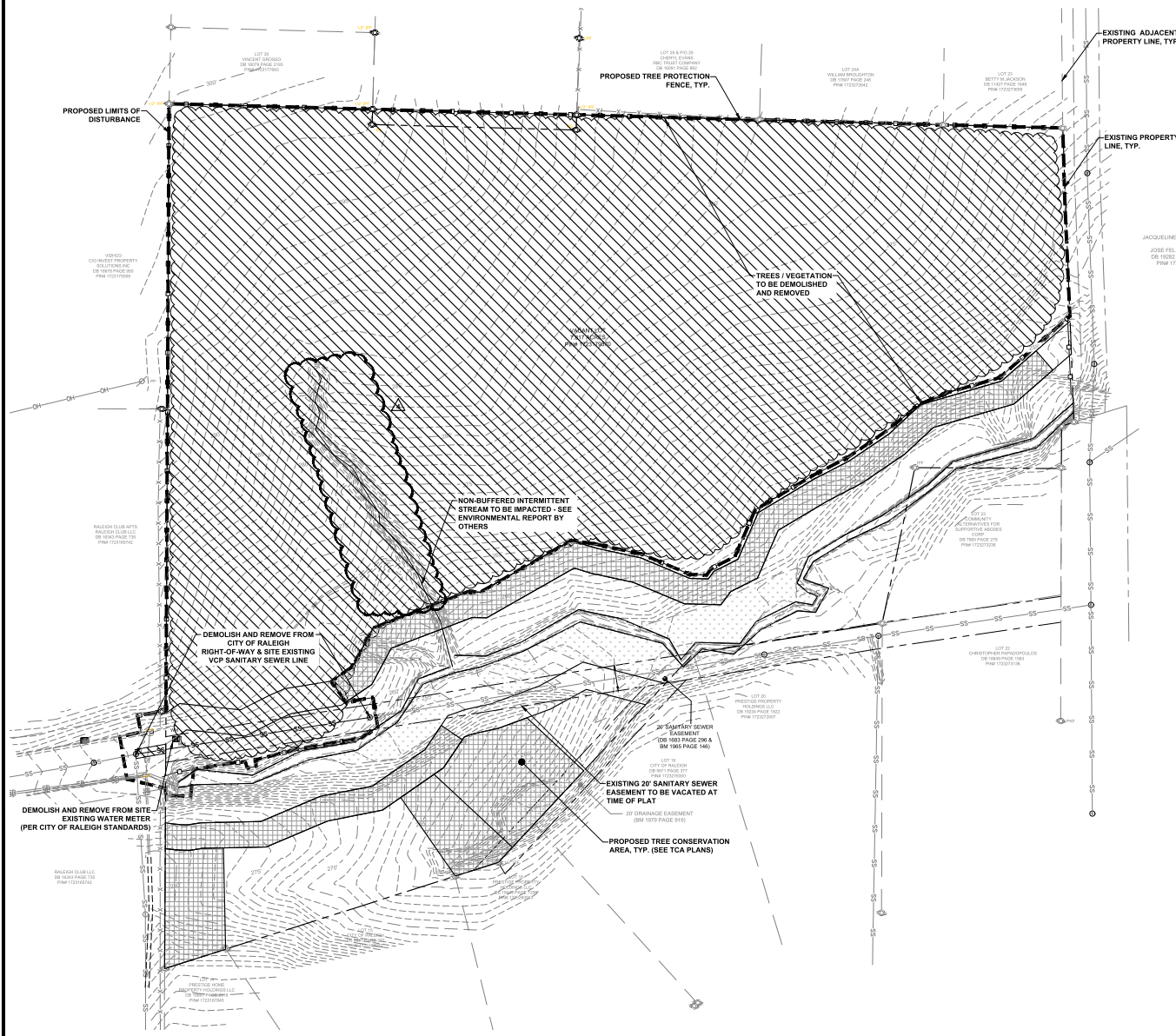
THE GRID USED WAS DETERMINED FROM AN ACTUAL GNSS SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

CLASS OF SURVEY: CLASS A
POSITIONAL ACCURACY: 0.05
TYPE OF FIELD PROCEDURE: NC REAL TIME KINEMATIC NETWORK
DATE OF SURVEY: JULY 13, 13, & 17, 2018
DATUM/EPOCH: NAD 83/2011 EPOCH 2010.00
GEOD MODEL: GEOD 12R
COMBINED GRID FACTOR: 0.98904516
UNITS: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 19TH DAY OF FEBRUARY, 2025.

PRELIMINARY PLAT
NOT FOR RECOMBINATION
CONVEYANCE, OR SALES

REFERENCES:
DB 1867 PAGE 477
DB 1868 PAGE 1869
DB 1869 PAGE 296
DB 1870 PAGE 367
DB 1871 PAGE 146
DB 1872 PAGE 146
DB 1873 PAGE 146
DB 1874 PAGE 146
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DB 2714 PAGE 146



- LEGEND**
- PROPOSED TREE PROTECTION FENCE (REFER TO T1.0)
 - PROPOSED LIMITS OF DISTURBANCE
 - TREE CONSERVATION AREA (REFER TO T1.0)
 - EXISTING FEATURE TO BE REMOVED

- DEMOLITION NOTES:**
- ALL NECESSARY PERMITS FOR DEMOLITION SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO BEGINNING WORK. CONTRACTOR SHALL PROTECT ADJACENT LANDS FROM DAMAGE DURING DEMOLITION WORK. ANY OFF-SITE AREAS DISTURBED SHALL BE RETURNED TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION.
 - NO DEMOLITION EXPOSING SOILS PRIOR TO PRE-CONSTRUCTION MEETING.
 - BUILDINGS AND APPURTENANCES DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL HE HAS BEEN FURNISHED WITH A NOTICE OF POSSESSION AND APPROVAL TO PROCEED BY THE DEVELOPER. FOUNDATIONS, FLOOR SLABS, AND BASEMENTS SHALL BE REMOVED TO A MINIMUM OF ONE FOOT BELOW GRADE OF THE SURROUNDING AREA OR TO A DEPTH REQUIRED TO ACCOMMODATE PROPOSED STRUCTURES AND UTILITIES.
 - DEMOLITION MATERIALS NOT SUITABLE FOR FILL MATERIAL SHALL BE LEGALLY DISPOSED OF OFF-SITE. ALL DEBRIS SHALL BE HAULED OFF-SITE TO A DISPOSAL AREA APPROVED BY THE STATE OF NORTH CAROLINA FOR THE HANDLING OF DEMOLITION DEBRIS.
 - ALL STRUCTURES NOT LABELED FOR DEMOLITION SHALL BE PROTECTED FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR SHALL PHOTOGRAPH AND DOCUMENT CONDITION OF ALL STRUCTURES TO REMAIN, AND SHALL STORE PHOTOGRAPHS AND DOCUMENTATION. ANY STRUCTURES THAT ARE TO REMAIN THAT ARE DAMAGED SHALL BE REPAIRED BY THE CONTRACTOR TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION AT NO ADDITIONAL COST. THE OWNER AND LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED OF DAMAGE TO ANY EXISTING STRUCTURE.
 - ALL MATERIAL EXCEPT THAT BELONGING TO A PUBLIC OR PRIVATE UTILITY COMPANY SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY PROMPTLY NATURAL GAS, CHARLOTTE WATER, AND DUKE POWER WHEN WATER, GAS, AND ELECTRIC METERS ARE READY FOR REMOVAL AND SHALL BE RESPONSIBLE FOR DISCONNECTING ALL UTILITIES IN COMPLIANCE WITH THE CITY OF RALEIGH, WAKE COUNTY REQUIREMENTS.
 - ALL STRUCTURES NOT LABELED FOR DEMOLITION SHALL BE PROTECTED FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION. ANY STRUCTURES THAT ARE TO REMAIN THAT ARE DAMAGED SHALL BE REPAIRED BY THE CONTRACTOR TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION AT NO ADDITIONAL COST. THE OWNER AND ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF DAMAGE TO ANY EXISTING STRUCTURE.
 - CONSTRUCTION ENTRANCE AND PERIMETER EROSION CONTROL MEASURES, SUCH AS SILT FENCE, FOR THE APPROVED EROSION CONTROL PLANS SHALL BE INSTALLED PRIOR TO DEMOLITION OPERATIONS.
 - NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
 - AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED AND APPROVED BY THE OWNER, INSTALLATION OPERATIONS SHALL BE PERFORMED AS DESCRIBED IN SITE PLAN, LAYOUT AND PLANTING PLAN.

- TREE PROTECTION NOTES:**
- TREE PROTECTION FENCE & LAYOUT SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT WITH ANY QUESTIONS OR CONCERNS.
 - AREAS OF TREE PROTECTION ADJACENT TO CONSTRUCTION SHALL BE PROTECTED FROM CANOPY DAMAGE BY PERFORMING APPROPRIATE PRUNING AND LIMBING AS APPROVED BY A CERTIFIED ARBORIST PRIOR TO THE START OF ANY DEMOLITION OR CONSTRUCTION.
 - TREES ORIGINATING WITHIN THE TREE CONSERVATION AREAS WILL NEED APPROVAL FROM THE CITY OF RALEIGH URBAN FORESTRY INSPECTOR AND REQUIRE A TREE CONSERVATION PRUNING PERMIT PRIOR TO ANY PRUNING WORK.
 - WHERE AREAS OF TREE PROTECTION ARE DIRECTLY ADJACENT TO BUILDING OR FOUNDATION OR WALLS IT IS RECOMMENDED THAT ROOT PRUNING TO A DEPTH OF MIN. 12" IS PERFORMED PRIOR TO ANY EXCAVATION OR REMOVAL OF GRADE.
 - ROOT PRUNING RECOMMENDATIONS AND TREE HEALTH RECOMMENDATIONS SHALL BE PROVIDED BY A CERTIFIED ARBORIST AND SHALL BE IMPLEMENTED PRIOR TO THE START OF ANY CONSTRUCTION.

- EXISTING CONDITIONS NOTES:**
- THIS MAP IS NOT INTENDED TO BE A BOUNDARY SURVEY.
 - THIS PROPERTY IS ZONED Z-07-24 - 500 RAWLS DRIVE - RX-4-CU.
 - EXISTING TOPOGRAPHICAL DATA OBTAINED FROM TOPOGRAPHIC SURVEY INFORMATION FROM FIELD SURVEY BY "CDK GEOMATICS", DATED DECEMBER 30, 2020.
 - VERTICAL DATUM BASED ON NAVD 83.
 - HORIZONTAL DATUM BASED ON NAD 83(2011) 2015.00 EPOCH.
 - HORIZONTAL AND VERTICAL CONTROL ESTABLISHED AS SHOWN ON "FINAL PLAN" AS PREPARED BY CDK GEOMATICS ON JULY 5, 13 & 17, 2018.
 - SUBJECT DEED REFERENCE: DB 18672 PAGE 477
 - SUBJECT TAX PARCELS: 1723179270
 - REID: 0066793
 - THE SUBJECT PARCEL IS GRAPHICALLY LOCATED WITHIN ZONE "X" (OTHER AREAS) - AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM MAP NUMBER AT THE TIME OF SURVEY WAS 3720172300 DATED 9/30/2006. CURRENT MAP IS 3720172300 DATED 1/10/2022.
 - PROJECT BENCHMARK: CONTROL POINT NC GRID COORDINATES NAD 83(2011) 2015.00 EPOCH N=743,363.67 E=2,123,119.81 ELEV=302.34' SF=0.999913768 CF=0.999994618

ESP ASSOCIATES, INC.
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Raleigh, NC 27603
919.679.1870
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ESP

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISION	DATE	BY	DESCRIPTION
1.	1/2/2022	CA/TPH	REVISED TO ADDRESS AIR SUBMITTAL & REVIEW COMMENTS
2.	4/1/2022	CA/TPH	REVISED TO ADDRESS AIR SUBMITTAL & REVIEW COMMENTS
3.	6/1/2022	CA/TPH	REVISED TO ADDRESS AIR SUBMITTAL & REVIEW COMMENTS
4.	8/1/2022	CA/TPH	REVISED TO ADDRESS AIR SUBMITTAL & REVIEW COMMENTS

PRELIMINARY DEMOLITION PLAN

MAPLE RIDGE (AFFORDABLE HOUSING)

ADMINISTRATIVE SITE REVIEW PLAN

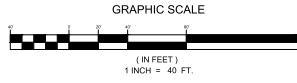
SOUTH CREEK DEVELOPMENT

RALEIGH, NORTH CAROLINA

PROJECT INFORMATION	
PROJECT MANAGER:	ER
DESIGNED BY:	ER
DRAWN BY:	ER
PROJECT NUMBER:	24-0591
ORIGINAL DATE:	10/20/2024
SHEET:	

C1.1





SITE NOTES

1. ALL PROPOSED RETAINING WALLS (BY OTHERS) SHALL BE 15" MINIMUM FROM FACE OF BUILDING.
2. ALL RAIL ROAD DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
3. SHADED CURB & GUTTER INDICATES LOCATION FOR SPILL CURB.
4. MINIMUM CROSS SLOPE ON ALL ASPHALT TO BE 1/4" PER FOOT.
5. MINIMUM SLOPE ON CURB AND GUTTER SHALL BE 0.50%, UNLESS SPILL CURB IS INDICATED.
6. HORIZONTAL ACCESS RAMPS SHALL COMPLY WITH THE LATEST EDITION OF THE ADA ACCESSIBILITY GUIDELINES.
7. SIGHT TRIANGLES SHALL BE THE MINIMUM REQUIRED. WHEN THE SIGHT TRIANGLES SHOW ON THIS PLAN, NO ROADWAY WIDTHS NEED TO BE NOTED. 20 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY IF NO CURBING EXISTS.
8. NO OBSTRUCTIONS, PLANTINGS, OR FENCING SHALL BE PERMITTED WITHIN SIGHT TRIANGLES. STORAGE, DRUMS, AND OTHER ITEMS (IDEA) AND TRUCKS OR SEVERE CARGO.
9. ALL SITE COVER (SEWERS, CURB & GUTTER, ETC.) SHALL NOT BE LESS THAN 3600 PSI STRENGTH AT 28 DAYS.
10. UPGRADE PLAN TO BE DESIGNED.
11. IF CHANGING STATIONS TO BE DESIGNED BY OTHERS AS REQUIRED BY CITY OF RALEIGH CODE/PERMITTING.
12. SIGNAGE & ENTRY MONUMENTS PLAN TO BE DESIGNED AND PERMITTED BY OTHERS.
13. ANY AND ALL FENCES MUST BE OUTSIDE OF EASEMENTS.
14. ALL SIDEWALKS SHALL HAVE A MAX. CROSS-SLOPE OF 2%.
15. MINIMUM CLEARANCE FROM CURB TO CURB OF INTERSECTION STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM POINT OF TANGENCY.
16. PLAN SHOW FOR DIMENSIONAL AND MATERIAL PURPOSES ONLY.
17. FOR CONTINUATION OF SITE DISTANCE TRAVEL, SEE SHEET C2.2.

REQUIRED SITE AREA PER UNIT: N/A

BLOCK PERIMETER:
REQUIRED 798 FT. MAX - PROPOSED: EXCEPTION PER UO 8.3.2.a.1.b.iv

CROSS ACCESS: N/A - NOT REQUIRED PER UO 8.3.2.a.1.b.v

PRIMARY STREET DESIGNATION: 500 RAVIAS DRIVE
DEVELOPMENT COMPLIES WITH PRIMARY STREET BUILDING SETBACK PER UO 2.7.1 FOOTNOTE (d)

PROPOSED ADDRESS: WARREN AVENUE (MULTI-FAMILY STREET / 22 ROW)

PARKING CALCULATIONS:
EXISTING PARKING SPACES: N/A

BALEIGH VEHICLE PARKING REQUIRED:
(101) 1 BDRM X 1.5 - 24 SPACES
(80) 2 BDRM X 2.25 - 185 SPACES
(80) 3 BDRM X 3 - 144 SPACES
355 MAXIMUM ALLOWED SPACES
(0) RV CHANGING SPACES

NCHA VEHICLE PARKING REQUIRED: 1.5 SPACE/ UNIT
(346 UNITS X 1.5 = 219 PARKING SPACES)
1 ADA SPACE PER TYPE A UNIT
16 TYPE A UNIT = 16 ADA PARKING SPACES
1 VAN SPACE PER 8 ADA PARKING SPACES

PROPOSED VEHICLE PARKING: 219 PARKING SPACES PER CITY STANDARDS
216 ADA PARKING SPACES (4 VAN SPACES)
4 RV PARKING SPACES
219 TOTAL SPACES

REQUIRED BICYCLE PARKING:
SHORT TERM 1 SPACE / 20 UNITS = 7.3 SPACES
COVERED LONG TERM 1 SPACE / 7 BEDROOMS = 43.14 SPACES
NOTE: PER RALEIGH UDO 7.1.7-3, MAX. 30 BICYCLE PARKING SPACES REQUIRED


PROPOSED BICYCLE PARKING:
SHORT TERM 12 SPACES
COVERED LONG TERM 22 SPACES
*SEE RALEIGH UDO BIKE PARKING EXEMPTION - SEC. 7.1.7.J

AMENITY AREA CALCULATIONS:
REQUIRED 10% TOTAL SITE AFTER ROW DEDICATION - 31,755.24 SF. (0.73 AC.)
PROPOSED AMENITY AREA - 0.73 AC.

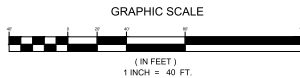
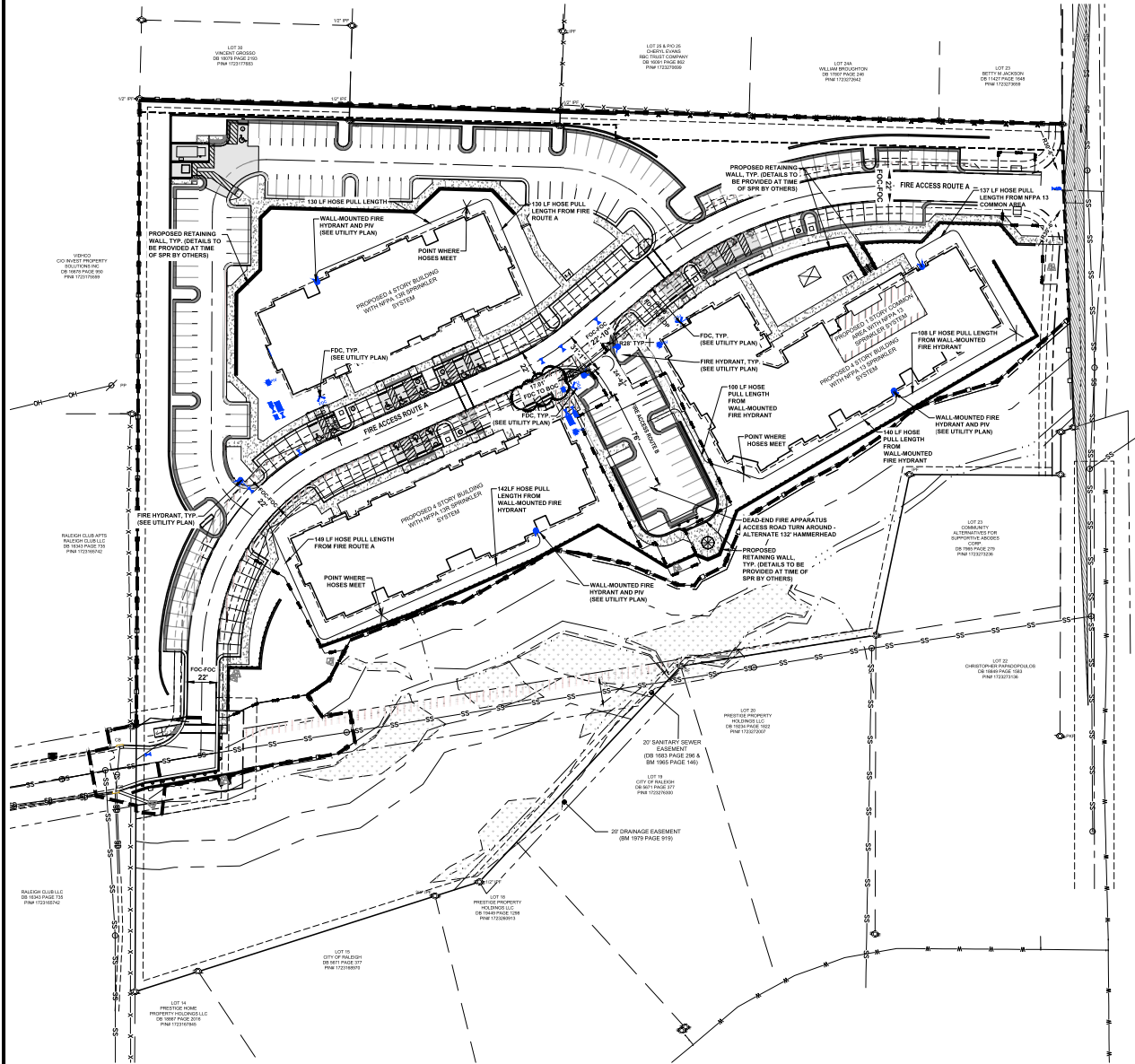
PROPOSED 15,877.62 SF. (50%) OF OUTDOOR AMENITY AREA USABLE TO PEDESTRIAN AND ADA ACCESSIBLE, AS REQUIRED PER COR UDO SEC 15.3.8.2 OUTDOOR AMENITY AREA.

NCHFA REQUIRED SITE AMENITIES:
MANDATORY:

1. COVERED PICNIC AREA (250 SF MIN.)
2. GAZEBO (100 SF MIN.)
3. PLAYGROUND
4. ALL OUTDOOR FURNITURE

 **Know what's below.
Call before you dig.**

8-09-2023 11:04:52 21161 - Maple Ridge Apartments (South Creek Development) 21161 16/04/2023 21161-4 Exhibit 10, 11 & 12 FIRE ACCESS EXHIBIT - 10/04/2023



Raleigh Fire Department
Office of the Fire Marshal
310 W. Martin Street, Suite 200
Raleigh, NC 27602
Office: (919) 996-4392



Alternate Material, Design or Methods Application

Transaction No. _____
Design Professional: Ashleigh Hales Phone #: 919-824-9381
Signature: [Signature]
Building Address: 500 RAWLS DRIVE, RALEIGH, NC 27610

Alternate Material, Design or Methods Application requires 10 business days for review. In accordance with 2018 NORTH CAROLINA ADMINISTRATIVE CODE AND POLICIES Section 105 Alternate Material, Design or Methods.

I am requesting review of an alternate or modification to the provisions of Section 503.1.1 of the NC BLDG CODE: FIRE PREVENTION CODE:
This code section requires: The fire apparatus road shall comply with the requirements of this section and shall extend to within 200 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
Proposed Alternate: (include drawings to clearly illustrate request, before and after if appropriate)
Wall mounted fire hydrant and wall post indicator valve to be placed behind Building 100 & 200 to extend hydrant flow up to 200 ft for the two NFPA 13R sprinklered buildings. Building 300 will be NFPA 13 sprinklered and will have wall hydrants placed to limit the total hose length to less than 250 ft.
Reason for Request:
Site topographic and property boundary constraints limit the ability to construct a fire apparatus road.

Request For Alternate Material, Design or Methods Staff Use Only Page 2 of 2

Date Received: 04/24/2023
Evaluation of Proposal by: RFD Office of the Fire Marshal
Sustainability: _____
Strength: _____
Effectiveness: XXX
Fire Resistance: _____
Durability: _____
Safety: _____
Sanitation: _____
Recommended Action: APPROVE XXX, DENY _____ by: North 1. Bailey, Assistant Fire Marshal
Conditions: Check on plans have been updated.

Additional Information on Proposed Alternate:

Approved by: ST Bailey Assistant Fire Marshal Date: 04/24/2023

FIRE ACCESS EXHIBIT

MAPLE RIDGE (AFFORDABLE HOUSING) ADMINISTRATIVE SITE REVIEW PLAN

SOUTH CREEK DEVELOPMENT RALEIGH, NORTH CAROLINA

PROJECT INFORMATION	
PROJECT MANAGER:	ER
DESIGNED BY:	ER
DRAWN BY:	ER
PROJECT NUMBER:	2041591
ORIGINAL DATE:	10/29/2024
SHEET:	

EX1.0

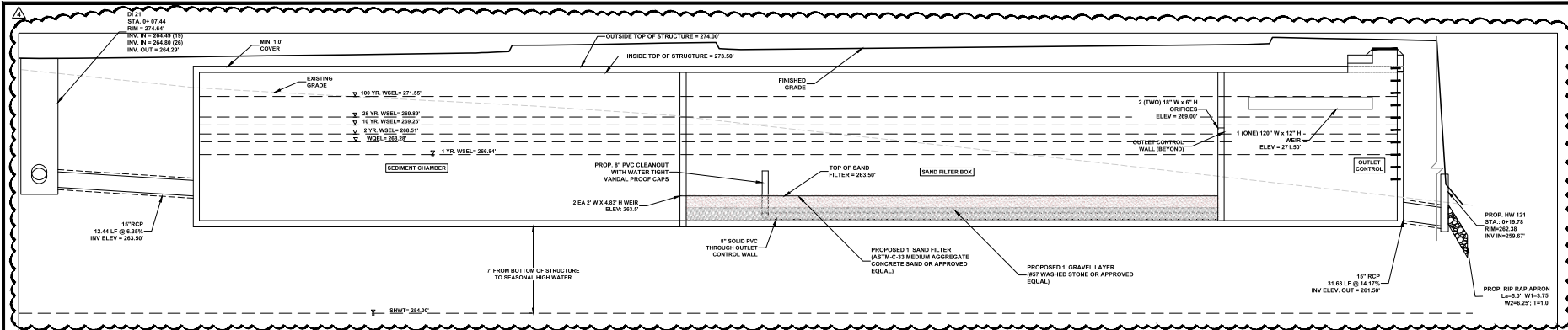


PROJECT INFORMATION	
PROJECT MANAGER:	ER
DESIGNED BY:	ER
DRAWN BY:	BA
PROJECT NUMBER:	23-01561
ORIGINAL DATE:	10/29/2024
SHEET:	
C3.0	

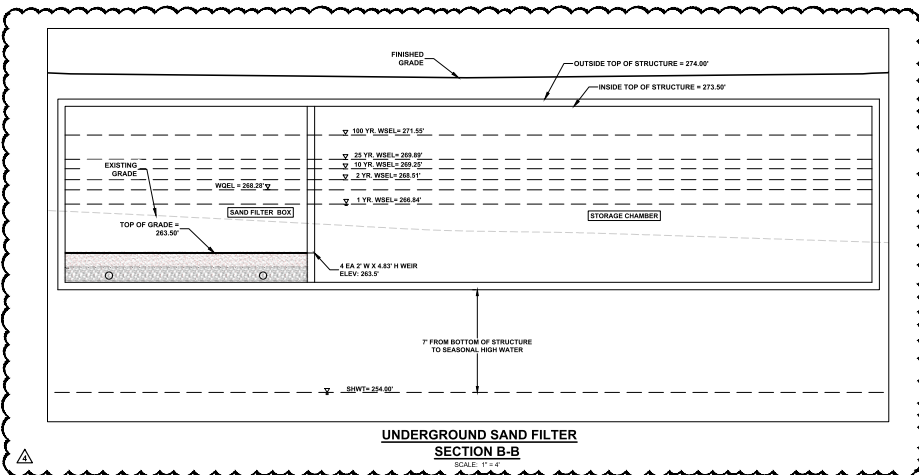
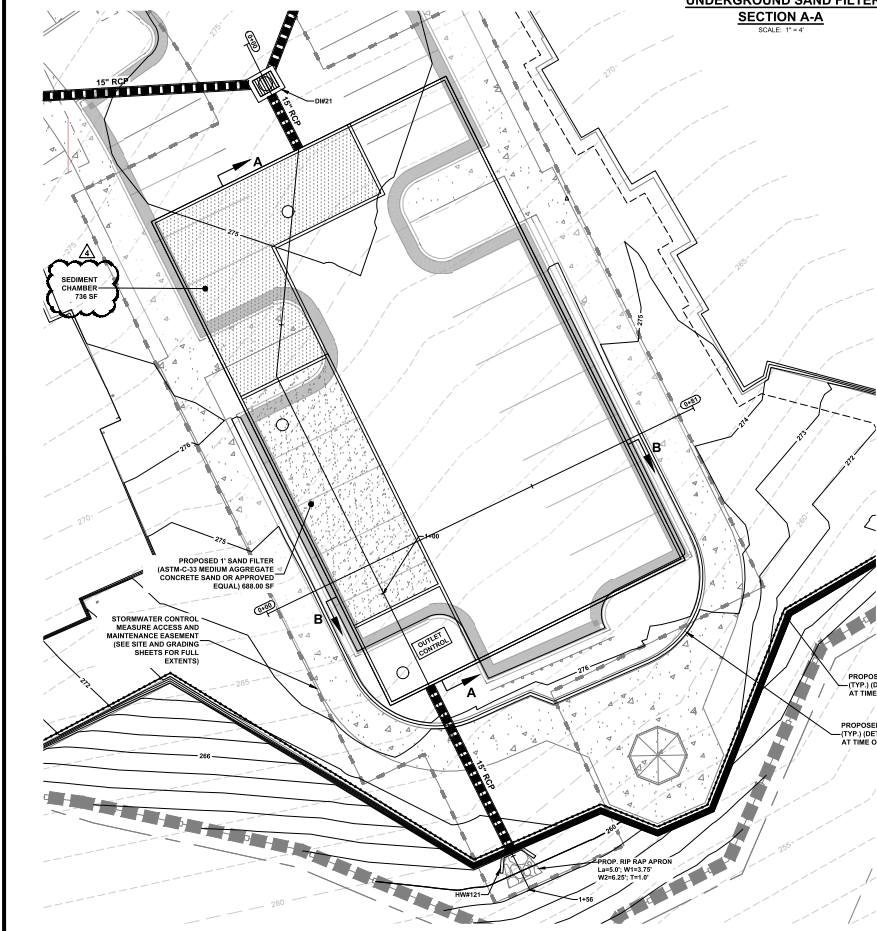


C4.0

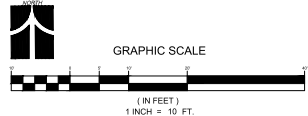
8-1891-2023 (Paved) 2-1-1891 - Maple Ridge Apartments (South Creek Development) 2-1-1891 (Paved) 2-1-1891 (SCL) Map, S.A. SCL AND UNDERGROUND SAND FILTER, 4/18/18



UNDERGROUND SAND FILTER
SECTION A-A
SCALE: 1" = 4'



UNDERGROUND SAND FILTER
SECTION B-B
SCALE: 1" = 4'



SCM HATCH LEGEND

- SEDIMENT CHAMBER / FOREBAY
- SAND FILTER
- GRAVEL

SCM NOTES:

- PRIOR TO INSTALLATION, PER SEALED SHOP DRAWINGS FOR THE UNDERGROUND SAND FILTER AND DETENTION SYSTEMS MUST BE FURNISHED TO THE ENGINEER OF RECORD.
- ALL CONSTRUCTION OF THE UNDERGROUND SYSTEMS SHALL BE PER THE SYSTEMS MANUFACTURER SPECIFICATIONS.
- BOTH THE UNDERGROUND SAND FILTER AND THE UNDERGROUND DETENTION SYSTEMS SHALL BE WATER TIGHT.
- PRIOR TO CO. SURVEYOR SEALED AS-BUILT DRAWINGS OF THE UNDERGROUND SYSTEM SHALL BE PROVIDED TO THE ENGINEER OF RECORD.

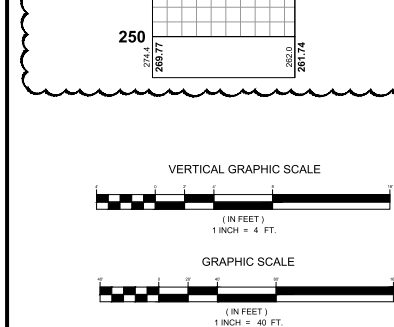
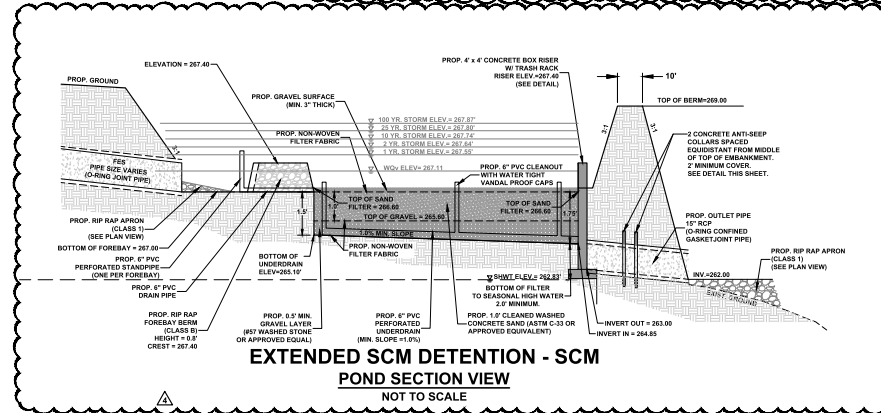
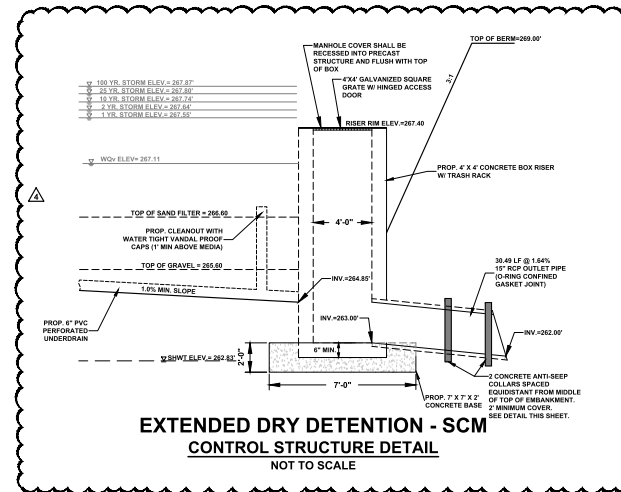
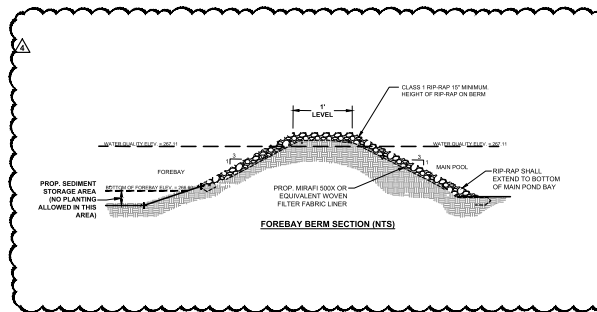
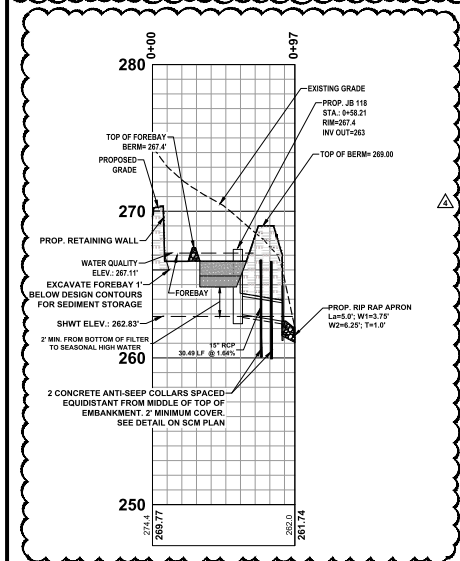
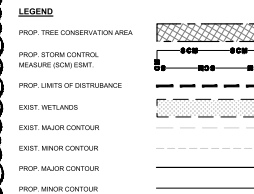
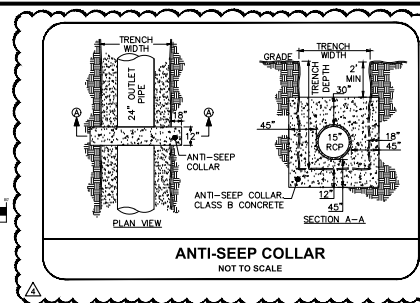
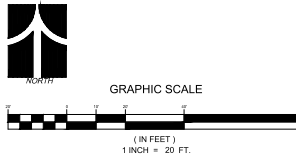
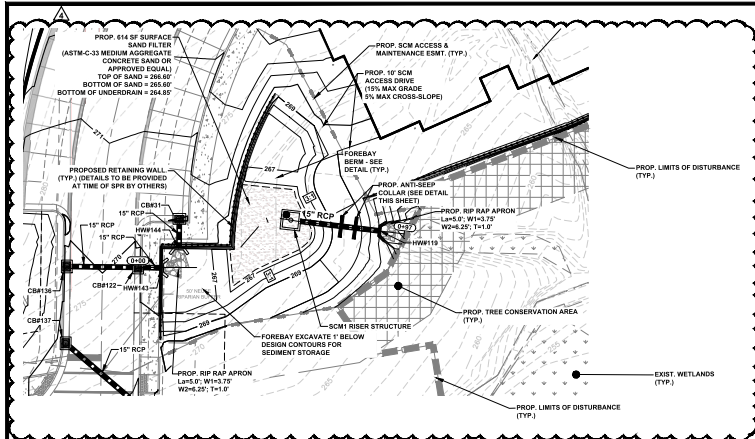


SCM 1 - UNDERGROUND SAND FILTER

MAPLE RIDGE (AFFORDABLE HOUSING)
ADMINISTRATIVE SITE REVIEW PLAN
SOUTH CREEK DEVELOPMENT
RALEIGH, NORTH CAROLINA

PROJECT INFORMATION	
PROJECT MANAGER	ERI
DESIGNED BY	ERI
DRAWN BY	ERI
PROJECT NUMBER	2-1-1891
ORIGINAL DATE	10/20/2024
SHEET	

C4.1



ESP ASSOCIATES, INC.
2020 Gateway Center Blvd.
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Raleigh, NC 27603
919.679.1070
www.essassociates.com

REVISION

NO.	DATE	BY	DESCRIPTION
1.	10/20/2024	CALL	REVISED TO ADDRESS AIR SUBMITTAL & REVIEW COMMENTS
2.	11/15/2024	CALL	REVISED TO ADDRESS AIR SUBMITTAL & REVIEW COMMENTS
3.	11/15/2024	CALL	REVISED TO ADDRESS AIR SUBMITTAL & REVIEW COMMENTS
4.	11/15/2024	CALL	REVISED TO ADDRESS AIR SUBMITTAL & REVIEW COMMENTS

SCM 2 - OPEN SANDFILTER

MAPLE RIDGE (AFFORDABLE HOUSING)

ADMINISTRATIVE SITE REVIEW PLAN

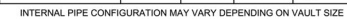
SOUTH CREEK DEVELOPMENT

RALEIGH, NORTH CAROLINA

PROJECT INFORMATION

PROJECT MANAGER:	ER
DESIGNED BY:	ER
DRAWN BY:	BA
PROJECT NUMBER:	24-01591
ORIGINAL DATE:	10/20/2024
SHEET:	

C4.2

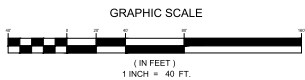
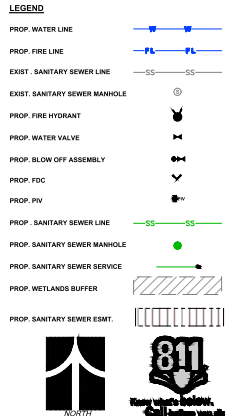


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800-338-1122 513-645-7000 513-645-7993 FAX

FILTERRA INTERNAL BYPASS CURB (FTIBC) CONFIGURATION DETAIL

PROJECT INFORMATION					
SHEET:	C4.3				
DESIGNED BY:		SA			
PROJECT NUMBER:		23-07561			
ORIGINAL DATE:		10/29/2024			
<div style="text-align: center;"> SCM 3 - FILTERRA 1 MAPLE RIDGE (AFFORDABLE HOUSING) ADMINISTRATIVE SITE REVIEW PLAN </div>					
NO.	DATE	REVISION	BY		
1.	10/28/2023	REVISED TO ADDRESS AIR SUBMITTAL # REVIEW COMMENTS	CAJLR		
2.	07/01/2024	REVISED TO ADDRESS AIR SUBMITTAL # REVIEW COMMENTS	CAJLR		
3.	07/01/2024	REVISED TO ADDRESS AIR SUBMITTAL # REVIEW COMMENTS	CAJLR		
4.	07/11/2024	REVISED TO ADDRESS AIR SUBMITTAL # REVIEW COMMENTS	CAJLR		
				BALFOUR NORTH CAROLINA SOUTH CREEK DEVELOPMENT	

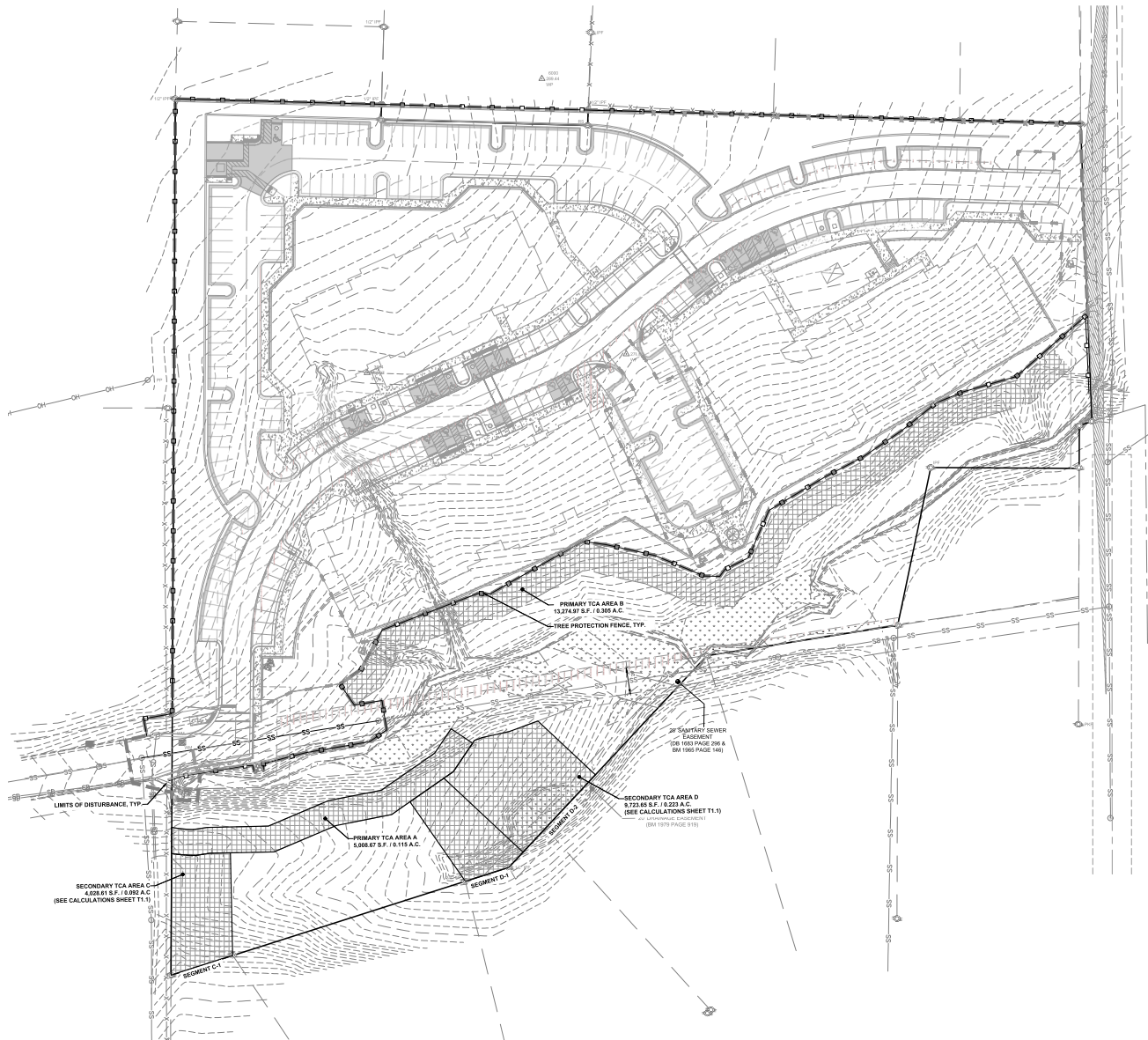


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PROJECT INFORMATION									
PROJECT MANAGER:					ER				
DESIGNED BY:					ER				
PROJECT NUMBER:					23-01561				
ISSUANCE DATE:					10/26/2024				
SHEET:					C5.0				

PRELIMINARY UTILITY PLAN									
NO.	DATE	REVISION	BY						
1.	1/3/2025	REVISED TO ADDRESS AS SUBMITTAL #1 REVIEW COMMENTS	CAJ/PTR						
2.	4/1/2025	REVISED TO ADDRESS AS SUBMITTAL #2 REVIEW COMMENTS	CAJ/PTR						
3.	6/1/2025	REVISED TO ADDRESS AS SUBMITTAL #3 REVIEW COMMENTS	CAJ/PTR						
4.	9/1/2025	REVISED TO ADDRESS AS SUBMITTAL #4 REVIEW COMMENTS	CAJ/AL						

MAPLE RIDGE (AFFORDABLE HOUSING) ADMINISTRATIVE SITE REVIEW PLAN									
SOUTH CREEK DEVELOPMENT					BAL FIGH, NORTH CAROLINA				



GENERAL NOTES:

1. SEE TREE PROTECTION, DEMOLITION AND EROSION CONTROL PLANS (AS APPLICABLE) FOR TREE PROTECTION FENCE LAYOUT

TREE CONSERVATION AREA CALCULATIONS:

REQUIRED: 10% OF SITE AREA
SITE AREA AFTER ROW DEDICATION: 7.22 ACRES
7.22 X 10% = 0.722 ACRES REQUIRED

PROVIDED: 0.74 AC (32,035.38 SF)

PRIMARY TREE CONSERVATION AREAS		TOTAL	8.42 AC (18,283.64 SF)
PRIMARY TREE CONSERVATION AREA - NEUSE BUFFER ZONE 2 - SEGMENT A	0.115 AC (5,008.87 SF)		
PRIMARY TREE CONSERVATION AREA - NEUSE BUFFER ZONE 2 - SEGMENT B	0.305 AC (13,274.87 SF)		
SECONDARY TREE CONSERVATION AREAS		TOTAL	0.32 AC (6,922.45 SF)
SECONDARY TREE CONSERVATION AREA - SEGMENT C	0.092 AC (4,026.81 SF)		
SECONDARY TREE CONSERVATION AREA - SEGMENT D	0.223 AC (9,722.45 SF)		

Tree Conservation Plan Data Sheet

UDO Article 9.1 Tree Conservation
(Include applicable information on the plan sheet)

Project Name: Maple Ridge Apartments

Gross Site Acres: 7.82 ac

Right-of-way to be dedicated with this project: 0.599 ac

Net Site Acres: 7.22 ac

	Number of Acres	Percent of Total
UDO 9.1.4.A. Primary Tree Conservation Areas		
1. Primary Tree Conservation Area - SHOD 1	NA	0 %
1. Primary Tree Conservation Area - SHOD 2	NA	0 %
2. Primary Tree Conservation Area - Parkway Frontage	NA	0 %
3. Primary Tree Conservation Area - CM	NA	0 %
4. Primary Tree Conservation Area - MPOD	NA	0 %
5. Primary Tree Conservation Area - Champion Tree "X" dbh species	NA	0 %
6. Primary Tree Conservation Area - Neuse Buffer Zone 2	0.42	5.81 %
7. Primary Tree Conservation Area - 45% Slopes	NA	0 %
8. Primary Tree Conservation Area - Thoroughfare	NA	0 %
Subtotal of Primary Tree Conservation Areas:	0.42	5.81 %

UDO 9.1.4.D.2 Tree Conservation Area - Greenway

NA

0 %

UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas
(Include perimeter buffers and their alternate compliance areas)

0.32

4.43 %

UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas
(Include individual trees and their alternate compliance areas)

NA

0 %

Subtotal of Secondary Tree Conservation Areas:

0.32

4.43 %

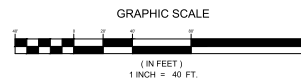
TOTAL ALL TREE CONSERVATION AREA PROVIDED:

0.74

10.24 %

UDO 9.1.5. Watershed Protection Overlay Districts		
UWPOD - Wooded Area (preserved)	NA	0 %
UWPOD - Wooded Area (planted)	NA	0 %
FWPOD - Wooded Area (preserved)	NA	0 %
FWPOD - Wooded Area (planted)	NA	0 %
SWPOD - Wooded Area (preserved)	NA	0 %
SWPOD - Wooded Area (planted)	NA	0 %

REFER TO FULL TREE REPORT ENTITLED "TREE CONSERVATION REPORT MAPLE RIDGE 04110202" DATED "04/11/2022" AS PREPARED BY ESP FOR ASR PLAN REVIEW



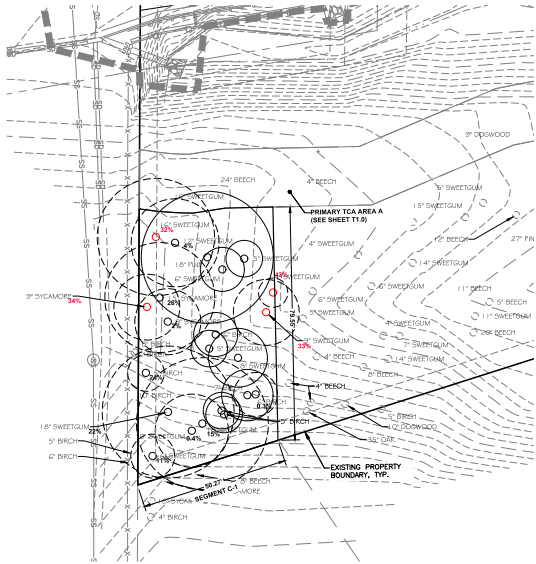
TREE CONSERVATION
AREA PLAN
MAPLE RIDGE (AFFORDABLE HOUSING)
ADMINISTRATIVE SITE REVIEW PLAN
SOUTH CREEK DEVELOPMENT
RALEIGH, NORTH CAROLINA

PROJECT INFORMATION	
PROJECT MANAGER:	ER
DESIGNED BY:	ER
DRAWN BY:	ER
PROJECT NUMBER:	2515191
ORIGINAL DATE:	10/20/2024
SHEET:	

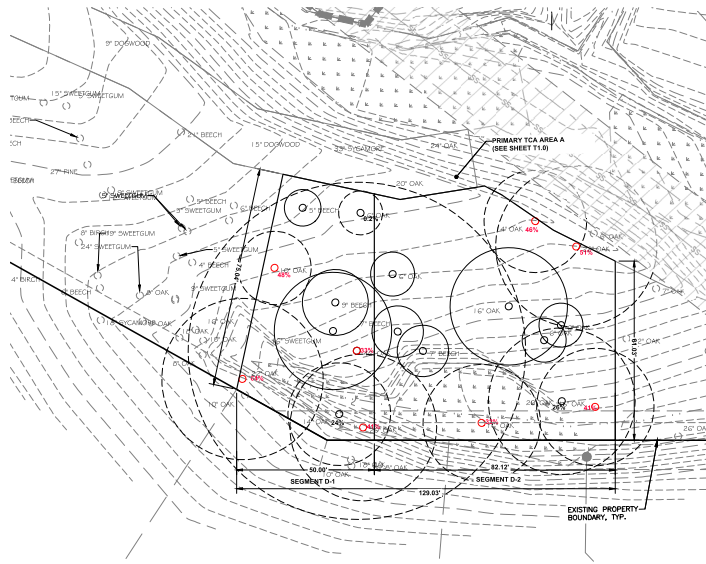
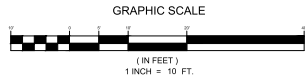
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CONSTRUCTION

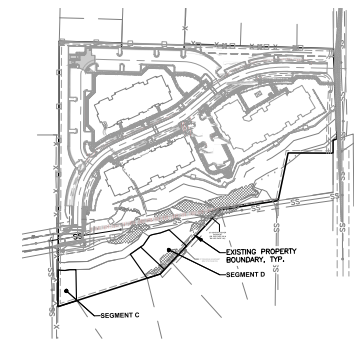
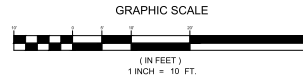




SECONDARY TREE CONSERVATION AREA SEGMENT C
 4,028.61 SF / 0.092 AC
 VARIABLE WIDTH 32' MIN WIDE PERIMETER BUFFER
 ADJACENT TO NON-VACANT PROPERTY
 (SEE TREE CONSERVATION REPORT PREPARED BY ESP DATED 04-11-2025)



SECONDARY TREE CONSERVATION AREA SEGMENT D (1-2)
 9,723.65 SF / 0.223 AC
 VARIABLE WIDTH 65' MIN WIDE PERIMETER BUFFER
 ADJACENT TO NON-VACANT PROPERTY
 (SEE TREE CONSERVATION REPORT PREPARED BY ESP DATED 04-11-2025)



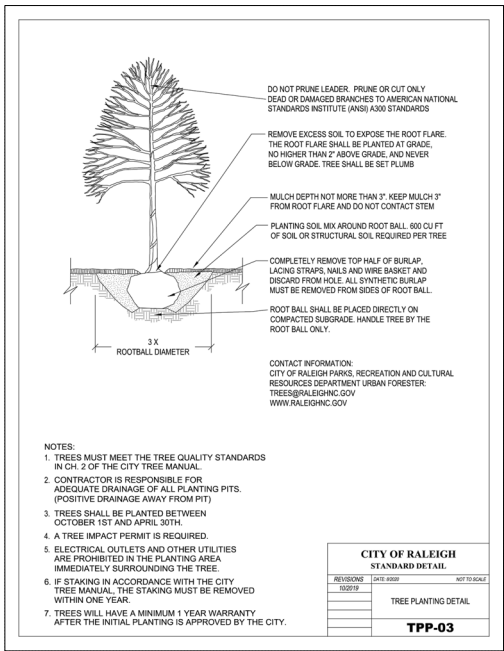
OVERALL MAP
 SCALE 1" = 150'

- GENERAL NOTES:**
- TREE SURVEY INFORMATION PROVIDED BY ESP SURVEY DATED 1-14-2025.
 - SEE SEPARATE TREE CONSERVATION REPORT PREPARED BY ESP DATED 04-11-2025 FOR CALCULATION OF EACH SEGMENT.
 - TREES NOTED IN RED ARE NOT INCLUDED IN BASAL AREA CALCULATION (30% OR MORE OF ITS CRITICAL ROOT ZONE DISTURBED PER UDO 9.14.C.9).
 - SEE SHEET C2.0 FOR TREE PROTECTION FENCE LAYOUT
- LEGEND:**
- CRITICAL ROOT ZONE OF TREES 3" DBH OR GREATER
 - TREE WITH IMPACT TO CRITICAL ROOT ZONE (SEE PLANS FOR CALCULATIONS)
 - TREE WITH 30% IMPACT OR GREATER (NOT INCLUDED IN BASAL AREA CALCULATIONS-SEE TREE REPORT)
 - SURVEYED TREE NOT INCLUDED IN CALCULATIONS
 - PROPOSED TREE PROTECTION FENCE (REFER TO T1.0)
 - TREE CONSERVATION AREA (REFER TO T1.0)



PROJECT INFORMATION	
PROJECT MANAGER:	ER
DESIGNED BY:	ER
DRAWN BY:	BR
PROJECT NUMBER:	25-17591
ORIGINAL DATE:	10/20/2024
SHEET:	





PLANTING NOTES:

- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY OF RALEIGH TREE MANUAL.
- FIELD ADJUSTMENTS TO PLANT MATERIAL TO BE MADE AS NEEDED BY OWNER.
- SIZE, QUALITY AND OVERALL HEALTH OF ALL PLANT MATERIAL USED SHALL CONFORM TO THE LATEST EDITION OF "USA STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- CALIPER SPECIFICATIONS INDICATED ON THE PLANT SCHEDULE SHALL TAKE PRECEDENCE OVER HEIGHT.
- PLANTS SHALL BE COVERED DURING TRANSPORT TO PREVENT WIND DAMAGE. COVERING SHALL BE REMOVED IMMEDIATELY UPON ARRIVAL ON SITE. ROOT BALLS SHALL BE THOROUGHLY WATERED IMMEDIATELY UPON ARRIVAL ON SITE AND THEN REGULARLY AS NEEDED. IF PLANTS ARE NOT INSTALLED IMMEDIATELY THEY SHALL BE STORED IN A PROTECTED AREA OUT OF DIRECT SUNLIGHT AND AWAY FROM HOT SURFACES, IF POSSIBLE, AND ROOT BALLS SHALL BE COVERED WITH MULCH.
- PLANTS SHALL BE TRANSPORTED BY LIFTING FROM BOTTOM OF ROOT BALL ONLY.
- CONTRACTOR SHALL REMOVE ALL LUMPS OF CLAY, STONES OVER 1" IN DIAMETER AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF LAWN AND PLANTING AREAS.
- IN LANDSCAPE AREAS WHERE ASPHALT IS REMOVED FOR PLANTING BEDS OR WHERE CONSTRUCTION GRAVEL IS EMBEDDED IN THE SOIL, CONTRACTOR SHALL REPLACE CONTAMINATED SOIL TO A DEPTH OF 8" AND REPLACE WITH CLEAN TOPSOIL AT NO CHARGE TO OWNER IF REQUIRED.
- PRIOR TO PLANT INSTALLATION ALL PLANTING BEDS ARE TO BE TILLED AT A MINIMUM OF 1'-0" DEPTH AND RECEIVE AN AMENDED TOPSOIL MIXTURE APPROPRIATE FOR GOOD PLANT GROWTH AND ADEQUATE DRAINAGE. SOIL MIXTURE SHALL BE COMPOSED OF A (3:1 PARTS GOOD GARDEN SOIL, 1 PART BONE MEAL, 1 POUND OF LIME PER CUBIC FOOT) OR RECOMMENDED SOIL AMENDMENTS AND SOIL COMPOSITE BASED UPON RECOMMENDATION FROM SOIL TESTS. A MINIMUM OF ONE SOIL TEST IS REQUIRED FOR THIS SITE.
- PLANTING MIX SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND USED FOR BACKFILLING PITS FOR PLANTS. AVERAGE PLANTING MIX SHALL CONSIST OF EITHER THE FOLLOWING OR AN APPROVED EQUAL: 1 PART STALITE PERMATILL® (OR APPROVED EQUAL), 2 PARTS CLEAN TOPSOIL, 1 PART MUSHROOM COMPOST, AND 1 POUND LIME PER CUBIC FOOT.
- REFER TO TREE PLANTING DETAILS FOR INSTALLATION PROCEDURES AND REQUIREMENTS.
- PROVIDE AT LEAST 274 SQUARE FEET OF MINIMUM PLANTING AREA PER TREE WITH AMENDED ON SITE SOIL OR SOIL MIX, OR AS SPECIFIED IN THE CITY OF RALEIGH GUIDELINES AND SPECIFICATIONS ON TREE PLANTING, TO A DEPTH OF 18" INCHES.
- CONTRACTOR SHALL MULCH SHRUB BEDS AND TREES WITH DOUBLE HAMMERED HARDWOOD MULCH AS SPECIFIED IN LANDSCAPE PLAN.
- ALL PLANT BEDS ARE TO RECEIVE WEED INHIBITOR OF PREEM® OR APPROVED EQUAL.
- CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANS. QUANTITIES ARE FOR CONVENIENCE ONLY. IF THERE IS A DISCREPANCY BETWEEN THE PLANTING PLAN AND THE PLANTING SCHEDULE, THE PLAN SHALL PREVAIL.
- CONTRACTOR SHALL COORDINATE ANY PLANTING OR IRRIGATION IN ANY RIGHT-OF-WAY WITH WAKE COUNTY, NC DOT, AND ANY OTHER APPLICABLE LOCAL TRANSPORTATION DEPARTMENTS AND ESP IF CONDITIONS WARRANT ADJUSTMENTS TO PLANT MATERIAL AND LOCATIONS.
- NO TREES TO BE PLANTED WITHIN 15' OF UTILITIES OR LIGHT POLE. LARGE MATURING TREES MUST BE A MINIMUM 25 FEET FROM OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. COORDINATE PLANTINGS WITH THE PROPER POWER COMPANY IF NECESSARY. IF TREES CONFLICT WITH POWER LINES OR SIGNS NOTIFY LANDSCAPE ARCHITECT TO RESOLVE BEFORE PLANTING.
- ALL DISTRIBUTED AREAS AND AREAS OUTSIDE PLANTING BEDS BUT WITHIN LIMITS OF WORK SHALL BE SEEDDED WITH REBEL IV PESCUE MIXTURE OR APPROVED EQUAL AT THE FOLLOWING RATE:
PESCUE AT 6-8 LBS / 1000 S.F.
10-10-10 FERTILIZER AT 10 LBS / 100 S.F.
LIME AT 50 LBS / 1000 S.F.
STRAW MULCH AT 2 SALES / 100 S.F.

MAINTENANCE AND WARRANTY NOTES:

- CONTRACTOR RESPONSIBLE FOR PROVIDING ONE 15 GALLON TREEGATOR® BAG OR APPROVED EQUAL PER EACH TREE AT TIME OF INSTALLATION.
- CONTRACTOR MUST FOLLOW A ROUTINE SCHEDULE OF WATERING, FERTILIZATION, PEST CONTROL AND PRUNING UNTIL FINAL ACCEPTANCE BY OWNER. TREES WHICH ARE DETERMINED TO BE DEAD, DISEASED, DAMAGED OR MALNOURISHED SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR THE VIABILITY OF PLANT MATERIAL FOR A MINIMUM PERIOD OF ONE YEAR AFTER ACCEPTANCE FROM OWNER BUT MAY ALSO BE BONDED FOR WARRANTY BY LOCAL ORDINANCE OR DEVELOPMENT CONDITIONS. IN THE EVENT THAT LANDSCAPE MAINTENANCE IS PROVIDED BY ANOTHER CONTRACTOR, WARRANTY SHALL BE TRANSFERABLE TO MAINTENANCE CONTRACTOR.

TREE STAKING AND LOCATIONS:

- CONTRACTOR SHALL STAKE LOCATION OF ALL TREES AND OBTAIN APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

ESP ASSOCIATES, INC.
2000 Gregory Centre Blvd
Raleigh, NC 27603
919.679.1870
www.essassociates.com

ESP

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NO.	DATE	REVISION	BY			
			DATE	REVISION	DATE	REVISION
1.	1/10/2024	REVIEWED TO ADDRESS AIR QUALITY & REVIEW COMMENTS	CA/TH			
2.	4/11/2024	REVIEWED TO ADDRESS AIR QUALITY & REVIEW COMMENTS	CA/TH			
3.	6/15/2024	REVIEWED TO ADDRESS AIR QUALITY & REVIEW COMMENTS	CA/TH			
4.	8/11/2024	REVIEWED TO ADDRESS AIR QUALITY & REVIEW COMMENTS	CA/TH			

PLANTING NOTES & DETAILS

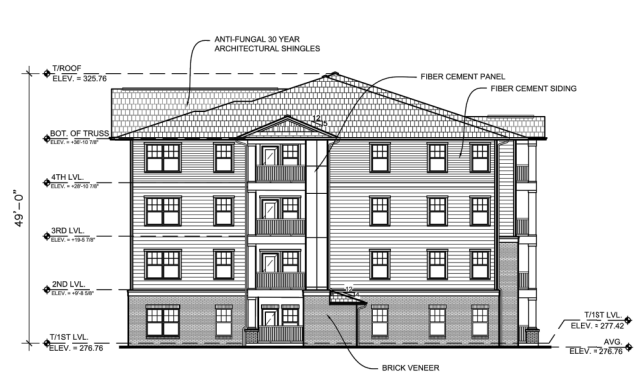
MAPLE RIDGE (AFFORDABLE HOUSING)
ADMINISTRATIVE SITE REVIEW PLAN

SOUTH CREEK DEVELOPMENT

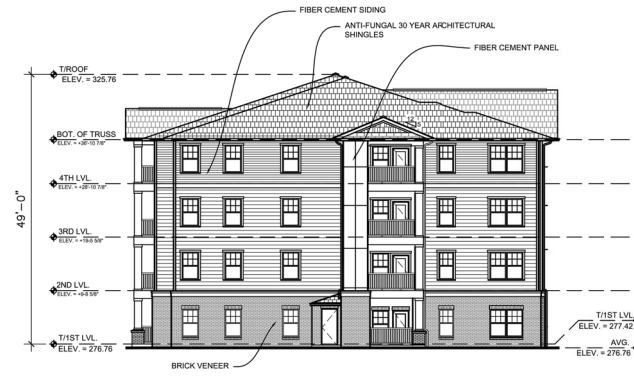
RALEIGH, NORTH CAROLINA

811
Call Before You Dig
Digging your way to safety

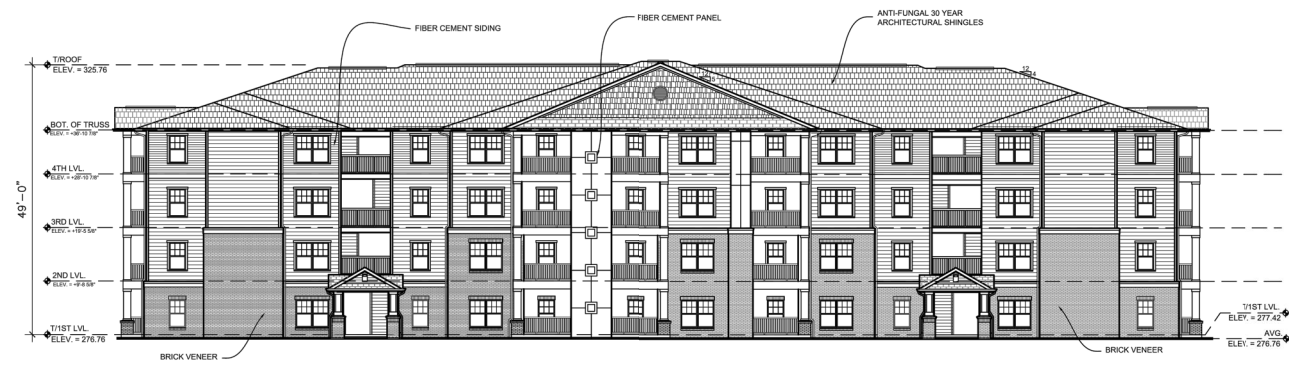
PROJECT INFORMATION
PROJECT MANAGER: ERI
DESIGNED BY: BPH
DRAWN BY: BPH
PROJECT NUMBER: 25-1161
ORIGINAL DATE: 10/29/2024
SHEET: L1.2



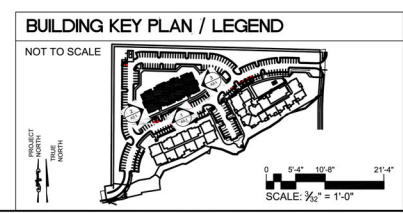
3 BUILDING 100 - SIDE ELEVATION - EAST
3/32" = 1'-0"



2 BUILDING 100 - SIDE ELEVATION - WEST
3/32" = 1'-0"



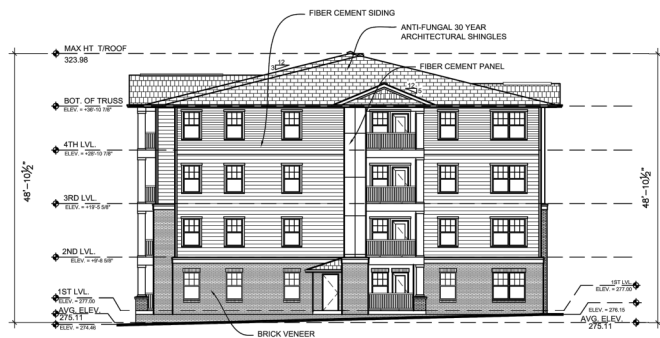
1 BUILDING 100 - FRONT ELEVATION (PARKING LOT)
3/32" = 1'-0"



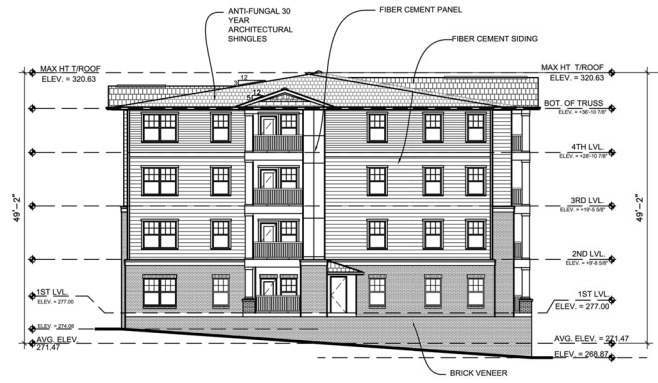
<p>MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C. 100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084 MAPLE RIDGE RALEIGH, NC</p>		<p>PROJECT NUMBER 2024-005</p> <p>DATE REVISION 1-19-2024</p> <p>DRAWN BY N.J.L. / A.M.C.</p> <p>CHECKED BY M.R.L.</p>												
<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>2024-05-07</td> <td>ROUND 2</td> </tr> <tr> <td>2</td> <td>2025-02-25</td> <td>REVISION</td> </tr> <tr> <td>3</td> <td>2025-04-03</td> <td>REVISION</td> </tr> </table>		NO.	DATE	DESCRIPTION	1	2024-05-07	ROUND 2	2	2025-02-25	REVISION	3	2025-04-03	REVISION	<p>BUILDINGS 100 - ELEVATIONS</p>
NO.	DATE	DESCRIPTION												
1	2024-05-07	ROUND 2												
2	2025-02-25	REVISION												
3	2025-04-03	REVISION												

A31

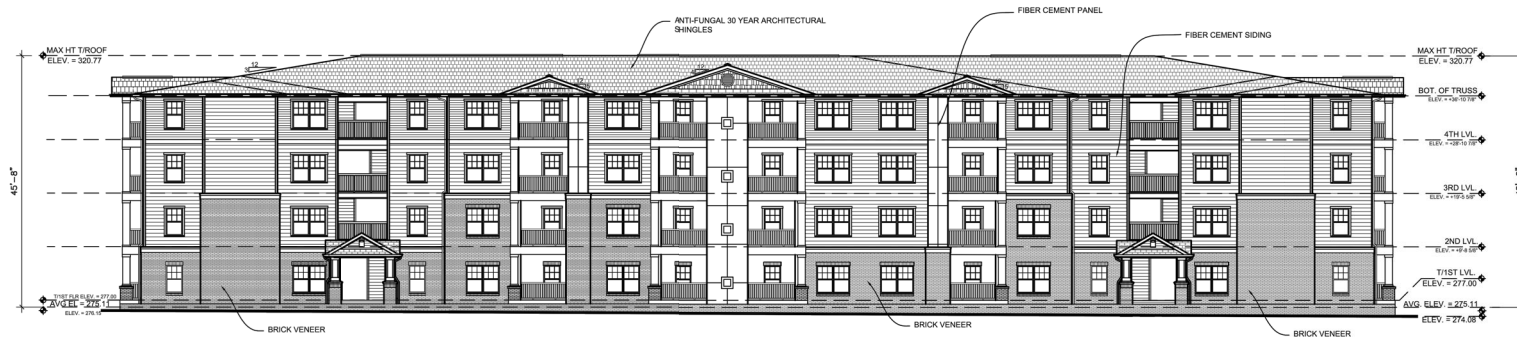
PRELIMINARY DRAWING ROUND 2, 05-07-2024



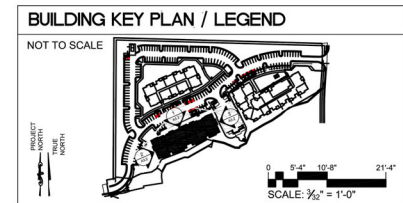
3 BUILDING 200 - SIDE ELEVATION - EAST
3/32" = 1'-0"



2 BUILDING 200 - SIDE ELEVATION - WEST
3/32" = 1'-0"



1 BUILDING 200 - REAR ELEVATION
3/32" = 1'-0"

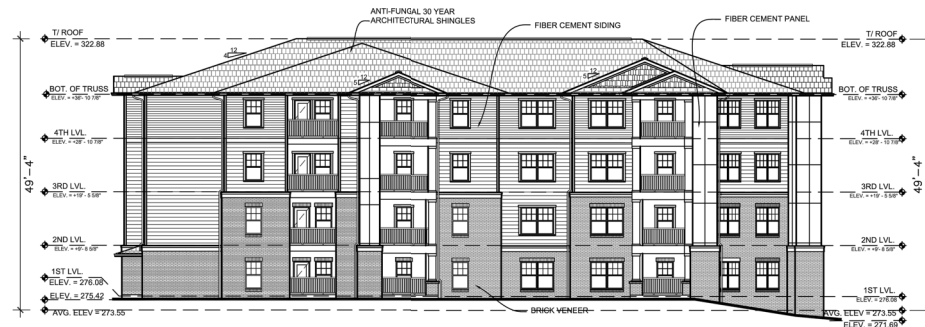


MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
MAPLE RIDGE
RALEIGH, NC

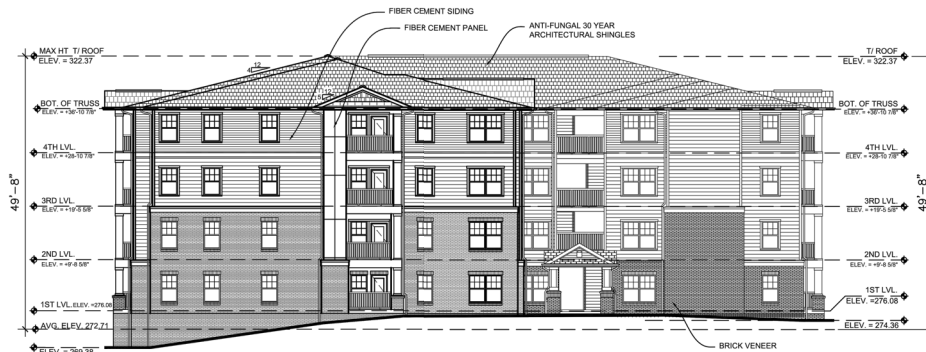


A3.2

PROJECT NUMBER	2024-005
DATE	1-19-2024
DESIGNER	N.J. / A.M.C.
CHECKED BY	M.R.L.
DATE	2024-05-07
REVISION	ROUND 2
DATE	2025-02-25
REVISION	
DATE	2025-04-03
REVISION	



3 BUILDING 300 - SIDE ELEVATION - WEST
3/32" = 1'-0"



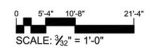
2 BUILDING 300 - SIDE ELEVATION - EAST
3/32" = 1'-0"



1 BUILDING 300 - FRONT ELEVATION (PARKING LOT)
3/32" = 1'-0"

BUILDING KEY PLAN / LEGEND

NOT TO SCALE



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
MAPLE RIDGE
RALEIGH, NC



A33

PROJECT NUMBER	2024-005
DATE REVISION	1-19-2024
BY	NIL / AKC
CHECKED BY	MRL

BUILDINGS 300 - ELEVATIONS