Administrative Site Review Application



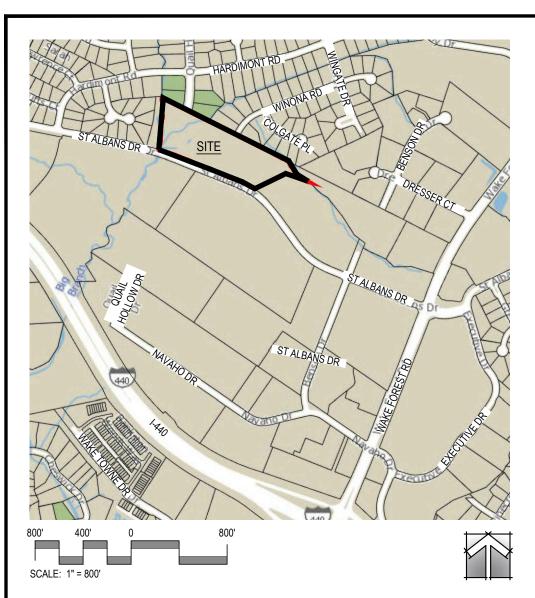
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

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

Office Use Only: Case #:	<u>=</u>	Planner (print):				
Building Ty	ре	Site Transaction History				
Detached	General	Subdivision case #:				
Attached		Scoping/sketch plan case #:				
Attached	Mixed use	Certificate of Appropriateness #:				
✓ Apartment	Open lot	Board of Adjustment #:				
Townhouse	Civic	Zoning Case #: Z-060-98				
		Administrative Alternate #:				
	GENERAL IN	FORMATION				
Development name: Meridian at N	North Hills					
Inside City limits? ✓ Yes No	0					
Property address(es): QQ1 St	· Albane Drive	e, Raleigh, NC 27609				
901 31	. Albans Drive	e, Raieigii, NC 27009				
Site P.I.N.(s): 1715182765						
Please describe the scope of work	. Include any additions,	expansions, and change of use.				
New Development of Multi-Far	mily Apartment Buildir	ngs (Multi-Unit Living) with Amenity Area(s).				
Current Property Owner/Develope						
NOTE: please attach purchase a	greement when submi	tting this form.				
Company: NorthView Partners, L	LC	Title: N/A				
Address: 6131 Falls of Neuse Ro	d, Suite 202, Raleigh, I	NC 27609				
Phone #: 919-876-9288	Email: fmoris	ey@northviewpartners.com				
Applicant Name: Ken Thompson						
Company: JDavis Architects	Address: 510	S. Wilmington Street, Raleigh, NC 27601				
Phone #: 919-835-1500	Email: kent@)jdavisarchitects.com				

Page 1 of 2 REVISION 07.07.20

(Applicable to all developments)				
SITE DATA	BUILDING DATA			
Zoning district (if more than one, please provide the acreage of each):	Existing gross floor area (not to be demolished):			
OX-5-GR-CU, 5.74 AC CM, 2.94 AC	Existing gross floor area to be demolished:			
Gross site acreage: 8.79	New gross floor area: 247,660 SF			
# of parking spaces required: 241	Total sf gross (to remain and new): 247,660 SF			
# of parking spaces proposed: 279	Proposed # of buildings: 3			
Overlay District (if applicable): N/A	Proposed # of stories for each: 5 STORIES EACH			
Existing use (UDO 6.1.4): Vacant				
Proposed use (UDO 6.1.4): Multi-Unit Living				
STORMWATER	INFORMATION			
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 3.46 AC Square Feet: +/-150,718 SF			
Is this a flood hazard area? ✓ Yes No If yes, please provide: Alluvial soils: Wo Flood study: No FEMA Map Panel #: 1715				
Neuse River Buffer ✓ Yes No	Wetlands ☐ Yes ✓ No			
RESIDENTIAL DE	WEL ODMENTO			
Total # of dwelling units: 199	Total # of hotel units: 0			
# of bedroom units: 1br X 120 2br X 75 3br X	4 4br or more			
# of lots: 1	Is your project a cottage court? Yes VNo			
	, , , , , , , , , , , , , , , , , , ,			
SIGNATURE	EBLOCK			
I hereby designate Ken Thompson, Jdavis Architects regarding this application, to receive and response to adrand to represent me in any public meeting regarding this I/we have read, acknowledge, and affirm that this project applicable with the proposed development use. I acknow calendar and submittal policy, which states applications were applications of the proposed development use.	to serve as my agent ministrative comments, to resubmit plans on my behalf, application. is conforming to all application requirements ledge that this application is subject to the filing			
Signature: Mark Barker Manager	Date: 10/6/20			
Printed Name: Mark Barker, Manager				





REFERENCE: Z-60-98

ASR-0086-2020

Administrative Site Review

1st Submittal: October 22, 2020 2nd Submittal: February 11, 2021 3rd Submittal: April 08, 2021 4th Submittal: October 28, 2021

Meridian at North Hills

901 St Albans Drive Raleigh, North Carolina 27609

> SR-27-17 THE RESERVE AT NORTH HILLS SUNSET DATE: 08/07/2020

BLOCK PERIMETER NOTES

MILE DRAINAGE AREA

RESPONSE: THE PROPOSED STORMWATER

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PRE-DEVELOPED DISCHARGE FOR THE PROPOS

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THE EXISTING STORMWATER FACILITY WILL BE

REQUIRED TO SATISFY THE CITY OF RALEIGH REQUIREMENTS AND TO PROVIDE THE

ATTENUATION NEEDED.

10-YEAR STORMS DOES NOT EXCEED THE

WINONA RD. - PER CONDITION (i) OF Z-60-98, VEHICULAR ACCESS SHALL BE LIMITED TO ST. ALBAN DRIVE AND BENSON DRIVE, ACCESS TO BENSON DRIVE, IF ANY, TO BE THOUGH A CROSS ACCESS AGREEMENT WITH THE NEIGHBORING TRACT IMMEDIATELY TO THE EAST. THE CROSS-ACCESS AGREEMENT TO BE APPROVED BY THE CITY ATTORNEY AND RECORDED PRIOR TO ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY. QUAIL HOLLOW RD - PER SEC. 8.3.2.1.b.vi. THE CREATION (ON THE PROPERTY TO BE DEVELOPED) (CONTINUATION (ON AN ADJACENT PROPERTY) OF ANY NEW STREET OR STREET STUB WOULD BE OBSTRUCTED BY ANY OF THE FOLLOWING: C) WATERCOURSE THAT HAS ONE (1) SQUARE MILE OF DRAINAGE AREA OR MORE THE WESTERN END OF THE SITE IS WITHIN A 100 YR FLOOD ZONE WHICH EXCEEDS THE MINIMUM 1 SQ

Z-60-98

Z-60-98 St. Albans Drive, north side, opposite Winona Road, being portions of Wake county Tax Map Parcels 1715.05 18 0827, 0163 and 3019. Approximately 7.5 acres rezoned to Office & Institution-3 Conditional Use.

A. Development of this property shall comply with Planning Commission Certified occupancy, this development shall tie into the storm water facility installed by the adjacent property running through this site and same shall be maintained thereafter. Said facility shall detain and divert storm water such that the developed rate of runoff from the 2-year and 10-year storm events from the developed portion of this site into the tributary of Big Branch being the northern boundary line of a portion of the subject property shall not increase from undeveloped conditions.

B. The following uses, otherwise permitted in the Office & Institution-3, district shall not be permitted on this property:

- 1. Church, synagogue or religious education building;
- Cemetery, funeral home; 3. Recreational uses of any kind;
 - ESPONSE: NONE OF THE USES LISTED ARE BEING ROPOSED, AND THE PROPOSED USE IS ALLOWED IN AN OX ZONED DISTRICT.
- Schools of any kind; Airfields, landing strips;
- 6. Bed and breakfast inn, guest house facility; Correctional/penal facility;
- 8. Outdoor stadium, outdoor theater, outdoor racetrack, outdoor movie theater; Freestanding telecommunications towers.

C. The channel of the tributary of Big Branch which makes up a portion of the site's northern boundary line shall remain undisturbed, i.e. not relocated or piped. RESPONSE: THE REFERENCED CHANNEL HAS BEEN LEFT UNDISTURBED

D. All refuse containers, mechanical/maintenance facilities, and HVAC units shall be screened such that they are not visible from any public streets rights of way or residential zoning district. RESPONSE: ALL REFUSE CONTAINERS ARE SCREENED WITH MASONRY WALLS AND ALL HVAC UNITS ARE ROOF MOUNTED AND SCREENED FROM VIEW.

E. Outside transition yards, freestanding exterior lighting located on the subject property shall not exceed twenty (20') feet in height. No exposed bulbs shall be utilized and there shall be no direct beaming of light into any residential zoning district. RESPONSE: NO LIGHTS EXCEED THE ALLOWED 20'

F. The quantity of street yard landscape plantings along Saint Albans Drive shall be increased by 50% of the requirements described in Code Section 10-2082.5. RESPONSE: 28 STREET TREES ARE REQUIRED. 28 TREES ARE PROPOSED. SEE LANDSCAPE CALCULATIONS G. The owner of the Property shall notify, by certified mail, return receipt requested, owners of property as listed by the Wake County tax office, being PIN# 1715.05 09 6205 (Stefureac), 1715.05 08 6941 (Ward), 1715.05 09 6070 (Sun), 1715.05 09 6069 (Rigano), 1715.05 09 7217 (Gillette), 1715.05 09 8289 (Parker), 1715.05 09 8198 (Farantatos), 1715.05 19 1036 (Allen), 1715.05 19 1156 (Shelton), 1715.05 18 9780 (Cuddy), 1715.05 18 8791 (Horne), 1715.05 18 8704 (Wheeler), 1715.05 18 7729 (Zucker), 1715.05 18 6912 (Blake), 1715.05 18 5846 (Silverman), 1715.05 18 3907 (Larson), and 1715.05 19 3084 (Mull), of site plan approval requests filed with the City of Raleigh. A similar notice shall also be provided by the property owner to the then chairman of the Falls of Neuse Citizens Advisory Council at his or her residence address listed with the City of Raleigh.

RESPONSE: COPIES HAVE BEEN PROVIDED WITH THIS SUBMITTAL H. A buffer shall be provided and maintained with a minimum width of fifty (50) feet from the southern lines of properties identified with Wake County PIN# 1715.05 18 9780 (Cuddy), 1715.05 18 8704 (Wheeler), 1715.05 18 7729 (Zucker), 1715.05 18 6912 (Blake), 1715.05 18 5846 (Silverman), and 1715.05 18 3907 (Larson). Said buffers shall remain undisturbed, except for removal of dead, diseased, or nuisance vegetation, required improvements to storm water facilities, utilities, erosion control facilities, fill foot paths and increase plantings. For every 100 square feet of buffer area disturbed for any of the above listed purposes, nine (9) inches of tree circumference shall be replanted in

RESPONSE: THE BUFFER HAS BEEN MAINTAINED AS SPECIFIED, AND NO DISTURBANCE IS PROPOSED. . Vehicular access shall be limited to St. Albans Drive and Benson Drive. Access to Benson Drive, if any, to be though a cross access agreement with the neighboring tract mmediately to the east. The cross-access agreement to be approved by the city attorney and recorded prior to issuance of any certificates of occupancy.

Application

Administrative Site Review Application



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Office Use Only: Case #:		Planner (print):
Buildin	g Туре	Site Transaction History
☐ Detached ☐ Attached ☐ Apartment ☐ Townhouse	General Mixed use Open lot Civic	Subdivision case #: Scoping/sketch plan case #: Certificate of Appropriateness #: Board of Adjustment #: Zoning Case #: Z-060-98 Administrative Alternate #:

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section

10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

GENERAL INFORMATION Development name: Meridian at North Hills Inside City limits? ✓ Yes No

Property address(es): 901 St Albans Drive, Raleigh, NC 27609

Site P.I.N.(s): 1715182765

Please describe the scope of work. Include any additions, expansions, and change of use. New Development of Multi-Family Apartment Buildings (Multi-Unit Living) with Amenity Area(s).

Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form Company: NorthView Partners. LLC Address: 6131 Falls of Neuse Rd, Suite 202, Raleigh, NC 27609 Phone #: 919-876-9288 Email: fmorisey@northviewpartners.com Applicant Name: Ken Thompson Address: 510 S. Wilmington Street, Raleigh, NC 27601 Company: JDavis Architects Phone #: 919-835-1500 Email: kent@jdavisarchitects.com **DEVELOPMENT TYPE + SITE DATE TABLE**

(Applicable to all developments) SITE DATA **BUILDING DATA** Zoning district (if more than one, please provide the Existing gross floor area (not to be demolished): OX-5-GR-CU, 5.74 AC Existing gross floor area to be demolished: CM, 2.94 AC New gross floor area: 283,978 SF Gross site acreage: 8.79 # of parking spaces required: 248 Total sf gross (to remain and new): 283,978 SF Proposed # of buildings: 1 # of parking spaces proposed: 289 Overlay District (if applicable): N/A Proposed # of stories for each: 5 STORIES Existing use (UDO 6.1.4): Vacant Proposed use (UDO 6.1.4): Multi-Unit Living

STORMWA	TER INFORMATION	
Existing Impervious Surface: Acres: Square Feet: O	Proposed Impervious Surface: Acres: 3.61 AC Square Feet: +/-157,125	5 S
Is this a flood hazard area? Yes No		
If yes, please provide:		
Alluvial soils: Wo		
Flood study: No		
FEMA Map Panel #: 1715		
Neuse River Buffer / Ves No	Wetlands Ves / No	

Neuse River Buller V Tes	Пио		vveuands	res	<u>▼</u> 140	
	RESIDE	NTIAL DE	VELOPMENTS	3		
Total # of dwelling units: 204			Total # of hot	el units: 0		
# of bedroom units: 1br X 120	2br X 80	3br X	4 4br or me	ore		
# of lots: 1			Is your project	t a cottage court?	Yes	✓ No

SIGNATURE BLOCK					

I hereby designate Ken Thompson, Jdavis Architects regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

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

ature:	Mark R. Barke	Date: 10/6/	20
ed Name	Mark Barker Manager		

Sheet Index

COVER	0.0			SITE LIGHTING PLAN	SL1.01	BUILDING FLOOR PLAN	A204	RECYCLING AND MAINTENANCE BUILDINGS	A5.04
GFL WASTE COLLECTION ROUTE APPROVAL LETTER	1.1	SITE DETAILS	LS3.1	SITE LIGHTING DETAILS	SL1.02	BUILDING FLOOR PLAN	A205	PARKING GARAGE PLAN	A12.01
EXISTING CONDITIONS AND DEMOLITION PLAN	C1.0	UTILITY PLAN	C2.1	LANDSCAPE PLAN (CODE COMPLIANT)	LP1.1	BUILDING FLOOR PLAN	A206	PARKING GARAGE PLAN	A12.02
SITE PLAN	LS1.1	GRADING AND DRAINAGE PLAN	C3.1	LANDSCAPE DETAILS AND NOTES	LP3.1	BUILDING FLOOR PLAN	A207		
LOT AND EASEMENT PLAN	LS1.2	SCM PLAN/DETAILS AND NITROGEN CALCULATIONS	C3.2	BUILDING FLOOR PLAN	A200	BUILDING ROOF PLAN	A208		
FIRE ACCESS PLAN	LS2.1	GRADING & RETAINING WALL PLAN	C3.3	BUILDING FLOOR PLAN	A201	BUILDING ELEVATIONS	A300		
WASTE ACCESS PLAN FOR COMPACTOR	LS2.2	TREE CONSERVATION PLAN	TC1.1	BUILDING FLOOR PLAN	A202	BUILDING ELEVATIONS	A301		
WASTE ACCESS PLAN FOR RECYCLING	LS2.3	TREE SURSVEY	TC1.2	BUILDING FLOOR PLAN	A203	TRASH ENCLOSURE	A5.03		

Notes

- GENERAL NOTES 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
- 2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE
- 4. THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED. THEY MUST BE APPROVED BY THE PUBLIC
- WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY BASS, NIXON, & KENNEDY, INC. IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN JANUARY 2017, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN OCTOBER, 2020
- 10. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.

PUBLIC RIGHT OF WAY. THIS PROJECT TO HAVE ALL MECHANICAL/HVAC UNITS ON ROOF AND SCREENED WITH PARAPETS

- . UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM 2. UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
- 13. TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS 18. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE

- 19. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
- 20. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG
- 21. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI, NCSBC, AND ICC STANDARDS AND SPECIFICATIONS.
- 22. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL
- 23. UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.
- 24. SPECIAL USE PERMIT REQUIRED FOR POOLS WITH ANY LINEAR DIMENSION GREATER 65 FEET OR WITH ANY AREA IN EXCESS OF 4,000 SQUARE FEET. AL BY THE CITY 3 25. SEC, 1.5.4.D.1.a - BALCONIES (PLATFORMS PROJECTING FROM THE WALL OF A BUILDING WITH A RAILING ALONG ITS OUTER EDGE, OFTEN ACCESSIBLE FROM A DOOR
- OR WINDOW) MAYEXTEND UP TO 6 TOFEET INTO A REQUIRED SETBACK, PROVIDED THAT THE LANDING IS AT LEAST 3 FEET FROM THE VERTICAL PLANE OF ANY LOT 5. LINE. BALCONIES CAN BE COVERED BUT CANNOT BE FULLY ENCLOSED.
- FIRE DEPARTMENT NOTES
- 1. THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFPA 13R) OR 250 FEET (NFPA13) TO ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST
- 2. FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFC 507.5.1). 3. ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION
- 14. ALL MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF SEC 7.2.5.D.4/Z-60-98, AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE 4. FIRE FLOW ANALYSIS MUST BE PROVED AT TIME OF BUILDING PERMITS PER THE 2018 NCFC, SECTION 507.3.
 - SOLID WASTE INSPECTION STATEMENTS
 - 2. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.

SOLID WASTE SERVICES ARE TO BE PROVIDED BY PRIVATE VENDOR.

- 3. THIS PROJECT HAS A COMPACTOR FOR SOLID WASTE AND SINGLE-STREAM RECYCLING.

ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBLITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO

PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.

THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.

A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.

PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW

7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION

PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);

MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);

AMERICAN DISABLILITY ACT (ADA) REQUIREMENTS;

HIS PROJECT SITE IS MORE THAN 2 ACRES. TREE CONSERVATION IS REQUIRED PER UDO SEC. 9.1.2.

THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.

TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES

Project Team

Reserve at North Hills, LLC 6131 Falls of Neuse Road, Suite 202 Raleigh, North Carolina 27609 919.595.7125 (fax)

DEVELOPER NorthView Partners, LLC 6131 Falls of Neuse Road, Suite 202 Raleigh, North Carolina 27609 919.595.7125 (fax)

LANDSCAPE ARCHITECT JDavis Architects, PLLC 510 S. Wilmington Street Raleigh, North Carolina 27601 919.835.1500 919.835.1510 (fax)

kent@jdavisarchitects.com

ARCHITECT JDavis Architects, PLLC 510 S. Wilmington Street Raleigh, North Carolina 27601 919.835.1500 919.835.1510 (fax)

bille@jdavisarchitects.com

Bass, Nixon and Kennedy, Inc. 6310 Chapel Hill Road, Suite 250 Raleigh, North Carolina 27607 919.851.4422 919.851.8968 (fax)

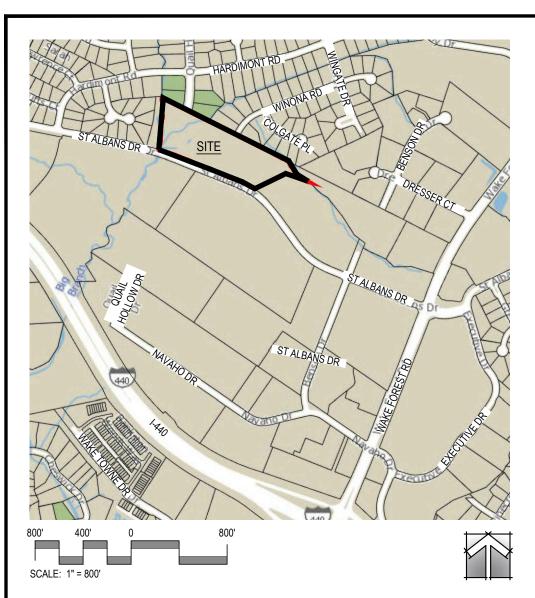
david.dunn@BNKinc.com

Bass, Nixon and Kennedy, Inc. 6310 Chapel Hill Road, Suite 250 Raleigh, North Carolina 27607 919.851.4422 919.851.8968 (fax) dan.gregory@BNKinc.com

NS SI ISSUE: Administrative Site Review 10.22.2020

North Hills

1st Review Comments Brd Review Comments DRAWN BY: CHK, SB CHECKED BY CONTENT: COVER





REFERENCE: Z-60-98

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D. All refuse containers, mechanical/maintenance facilities, and HVAC units shall be screened such that they are not visible from any public streets rights of way or residential zoning district. RESPONSE: ALL REFUSE CONTAINERS ARE SCREENED WITH MASONRY WALLS AND ALL HVAC UNITS ARE ROOF MOUNTED AND SCREENED FROM VIEW.

E. Outside transition yards, freestanding exterior lighting located on the subject property shall not exceed twenty (20') feet in height. No exposed bulbs shall be utilized and there shall be no direct beaming of light into any residential zoning district. RESPONSE: NO LIGHTS EXCEED THE ALLOWED 20'

F. The quantity of street yard landscape plantings along Saint Albans Drive shall be increased by 50% of the requirements described in Code Section 10-2082.5. RESPONSE: 28 STREET TREES ARE REQUIRED. 28 TREES ARE PROPOSED. SEE LANDSCAPE CALCULATIONS G. The owner of the Property shall notify, by certified mail, return receipt requested, owners of property as listed by the Wake County tax office, being PIN# 1715.05 09 6205 (Stefureac), 1715.05 08 6941 (Ward), 1715.05 09 6070 (Sun), 1715.05 09 6069 (Rigano), 1715.05 09 7217 (Gillette), 1715.05 09 8289 (Parker), 1715.05 09 8198 (Farantatos), 1715.05 19 1036 (Allen), 1715.05 19 1156 (Shelton), 1715.05 18 9780 (Cuddy), 1715.05 18 8791 (Horne), 1715.05 18 8704 (Wheeler), 1715.05 18 7729 (Zucker), 1715.05 18 6912 (Blake), 1715.05 18 5846 (Silverman), 1715.05 18 3907 (Larson), and 1715.05 19 3084 (Mull), of site plan approval requests filed with the City of Raleigh. A similar notice shall also be provided by the property owner to the then chairman of the Falls of Neuse Citizens Advisory Council at his or her residence address listed with the City of Raleigh.

RESPONSE: COPIES HAVE BEEN PROVIDED WITH THIS SUBMITTAL H. A buffer shall be provided and maintained with a minimum width of fifty (50) feet from the southern lines of properties identified with Wake County PIN# 1715.05 18 9780 (Cuddy), 1715.05 18 8704 (Wheeler), 1715.05 18 7729 (Zucker), 1715.05 18 6912 (Blake), 1715.05 18 5846 (Silverman), and 1715.05 18 3907 (Larson). Said buffers shall remain undisturbed, except for removal of dead, diseased, or nuisance vegetation, required improvements to storm water facilities, utilities, erosion control facilities, fill foot paths and increase plantings. For every 100 square feet of buffer area disturbed for any of the above listed purposes, nine (9) inches of tree circumference shall be replanted in

RESPONSE: THE BUFFER HAS BEEN MAINTAINED AS SPECIFIED, AND NO DISTURBANCE IS PROPOSED. . Vehicular access shall be limited to St. Albans Drive and Benson Drive. Access to Benson Drive, if any, to be though a cross access agreement with the neighboring tract mmediately to the east. The cross-access agreement to be approved by the city attorney and recorded prior to issuance of any certificates of occupancy.

Application

Administrative Site Review Application



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

Office Use Only: Case #:		Planner (print):
Buildin	g Туре	Site Transaction History
☐ Detached ☐ Attached ☐ Apartment ☐ Townhouse	General Mixed use Open lot Civic	Subdivision case #: Scoping/sketch plan case #: Certificate of Appropriateness #: Board of Adjustment #: Zoning Case #: Z-060-98 Administrative Alternate #:

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section

10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

GENERAL INFORMATION Development name: Meridian at North Hills Inside City limits? ✓ Yes No

Property address(es): 901 St Albans Drive, Raleigh, NC 27609

Site P.I.N.(s): 1715182765

Please describe the scope of work. Include any additions, expansions, and change of use. New Development of Multi-Family Apartment Buildings (Multi-Unit Living) with Amenity Area(s).

Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form Company: NorthView Partners. LLC Address: 6131 Falls of Neuse Rd, Suite 202, Raleigh, NC 27609 Phone #: 919-876-9288 Email: fmorisey@northviewpartners.com Applicant Name: Ken Thompson Address: 510 S. Wilmington Street, Raleigh, NC 27601 Company: JDavis Architects Phone #: 919-835-1500 Email: kent@jdavisarchitects.com **DEVELOPMENT TYPE + SITE DATE TABLE**

(Applicable to all developments) SITE DATA **BUILDING DATA** Zoning district (if more than one, please provide the Existing gross floor area (not to be demolished): OX-5-GR-CU, 5.74 AC Existing gross floor area to be demolished: CM, 2.94 AC New gross floor area: 283,978 SF Gross site acreage: 8.79 # of parking spaces required: 248 Total sf gross (to remain and new): 283,978 SF Proposed # of buildings: 1 # of parking spaces proposed: 289 Overlay District (if applicable): N/A Proposed # of stories for each: 5 STORIES Existing use (UDO 6.1.4): Vacant Proposed use (UDO 6.1.4): Multi-Unit Living

STORMWA	TER INFORMATION	
Existing Impervious Surface: Acres: Square Feet: O	Proposed Impervious Surface: Acres: 3.61 AC Square Feet: +/-157,125	5 S
Is this a flood hazard area? Yes No		
If yes, please provide:		
Alluvial soils: Wo		
Flood study: No		
FEMA Map Panel #: 1715		
Neuse River Buffer / Ves No	Wetlands Ves / No	

Neuse River Buller V Tes	Пио		vveuands	res	<u>▼</u> 140	
	RESIDE	NTIAL DE	VELOPMENTS	3		
Total # of dwelling units: 204			Total # of hot	el units: 0		
# of bedroom units: 1br X 120	2br X 80	3br X	4 4br or me	ore		
# of lots: 1			Is your project	t a cottage court?	Yes	✓ No

SIGNATURE BLOCK					

I hereby designate Ken Thompson, Jdavis Architects regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

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

ature:	Mark R. Barke	Date: 10/6/	20
ed Name	Mark Barker Manager		

Sheet Index

COVER	0.0			SITE LIGHTING PLAN	SL1.01	BUILDING FLOOR PLAN	A204	RECYCLING AND MAINTENANCE BUILDINGS	A5.04
GFL WASTE COLLECTION ROUTE APPROVAL LETTER	1.1	SITE DETAILS	LS3.1	SITE LIGHTING DETAILS	SL1.02	BUILDING FLOOR PLAN	A205	PARKING GARAGE PLAN	A12.01
EXISTING CONDITIONS AND DEMOLITION PLAN	C1.0	UTILITY PLAN	C2.1	LANDSCAPE PLAN (CODE COMPLIANT)	LP1.1	BUILDING FLOOR PLAN	A206	PARKING GARAGE PLAN	A12.02
SITE PLAN	LS1.1	GRADING AND DRAINAGE PLAN	C3.1	LANDSCAPE DETAILS AND NOTES	LP3.1	BUILDING FLOOR PLAN	A207		
LOT AND EASEMENT PLAN	LS1.2	SCM PLAN/DETAILS AND NITROGEN CALCULATIONS	C3.2	BUILDING FLOOR PLAN	A200	BUILDING ROOF PLAN	A208		
FIRE ACCESS PLAN	LS2.1	GRADING & RETAINING WALL PLAN	C3.3	BUILDING FLOOR PLAN	A201	BUILDING ELEVATIONS	A300		
WASTE ACCESS PLAN FOR COMPACTOR	LS2.2	TREE CONSERVATION PLAN	TC1.1	BUILDING FLOOR PLAN	A202	BUILDING ELEVATIONS	A301		
WASTE ACCESS PLAN FOR RECYCLING	LS2.3	TREE SURSVEY	TC1.2	BUILDING FLOOR PLAN	A203	TRASH ENCLOSURE	A5.03		

Notes

- GENERAL NOTES 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
- 2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE
- 4. THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED. THEY MUST BE APPROVED BY THE PUBLIC
- WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY BASS, NIXON, & KENNEDY, INC. IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN JANUARY 2017, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN OCTOBER, 2020
- 10. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.

PUBLIC RIGHT OF WAY. THIS PROJECT TO HAVE ALL MECHANICAL/HVAC UNITS ON ROOF AND SCREENED WITH PARAPETS

- . UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM 2. UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
- 13. TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS 18. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE

- 19. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
- 20. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG
- 21. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI, NCSBC, AND ICC STANDARDS AND SPECIFICATIONS.
- 22. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL
- 23. UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.
- 24. SPECIAL USE PERMIT REQUIRED FOR POOLS WITH ANY LINEAR DIMENSION GREATER 65 FEET OR WITH ANY AREA IN EXCESS OF 4,000 SQUARE FEET. AL BY THE CITY 3 25. SEC, 1.5.4.D.1.a - BALCONIES (PLATFORMS PROJECTING FROM THE WALL OF A BUILDING WITH A RAILING ALONG ITS OUTER EDGE, OFTEN ACCESSIBLE FROM A DOOR
- OR WINDOW) MAYEXTEND UP TO 6 TOFEET INTO A REQUIRED SETBACK, PROVIDED THAT THE LANDING IS AT LEAST 3 FEET FROM THE VERTICAL PLANE OF ANY LOT 5. LINE. BALCONIES CAN BE COVERED BUT CANNOT BE FULLY ENCLOSED.
- FIRE DEPARTMENT NOTES
- 1. THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFPA 13R) OR 250 FEET (NFPA13) TO ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST
- 2. FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFC 507.5.1). 3. ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION
- 14. ALL MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF SEC 7.2.5.D.4/Z-60-98, AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE 4. FIRE FLOW ANALYSIS MUST BE PROVED AT TIME OF BUILDING PERMITS PER THE 2018 NCFC, SECTION 507.3.
 - SOLID WASTE INSPECTION STATEMENTS
 - 2. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.

SOLID WASTE SERVICES ARE TO BE PROVIDED BY PRIVATE VENDOR.

- 3. THIS PROJECT HAS A COMPACTOR FOR SOLID WASTE AND SINGLE-STREAM RECYCLING.

ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBLITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO

PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.

THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.

A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.

PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW

7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION

PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);

MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);

AMERICAN DISABLILITY ACT (ADA) REQUIREMENTS;

HIS PROJECT SITE IS MORE THAN 2 ACRES. TREE CONSERVATION IS REQUIRED PER UDO SEC. 9.1.2.

THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.

TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES

Project Team

Reserve at North Hills, LLC 6131 Falls of Neuse Road, Suite 202 Raleigh, North Carolina 27609 919.595.7125 (fax)

DEVELOPER NorthView Partners, LLC 6131 Falls of Neuse Road, Suite 202 Raleigh, North Carolina 27609 919.595.7125 (fax)

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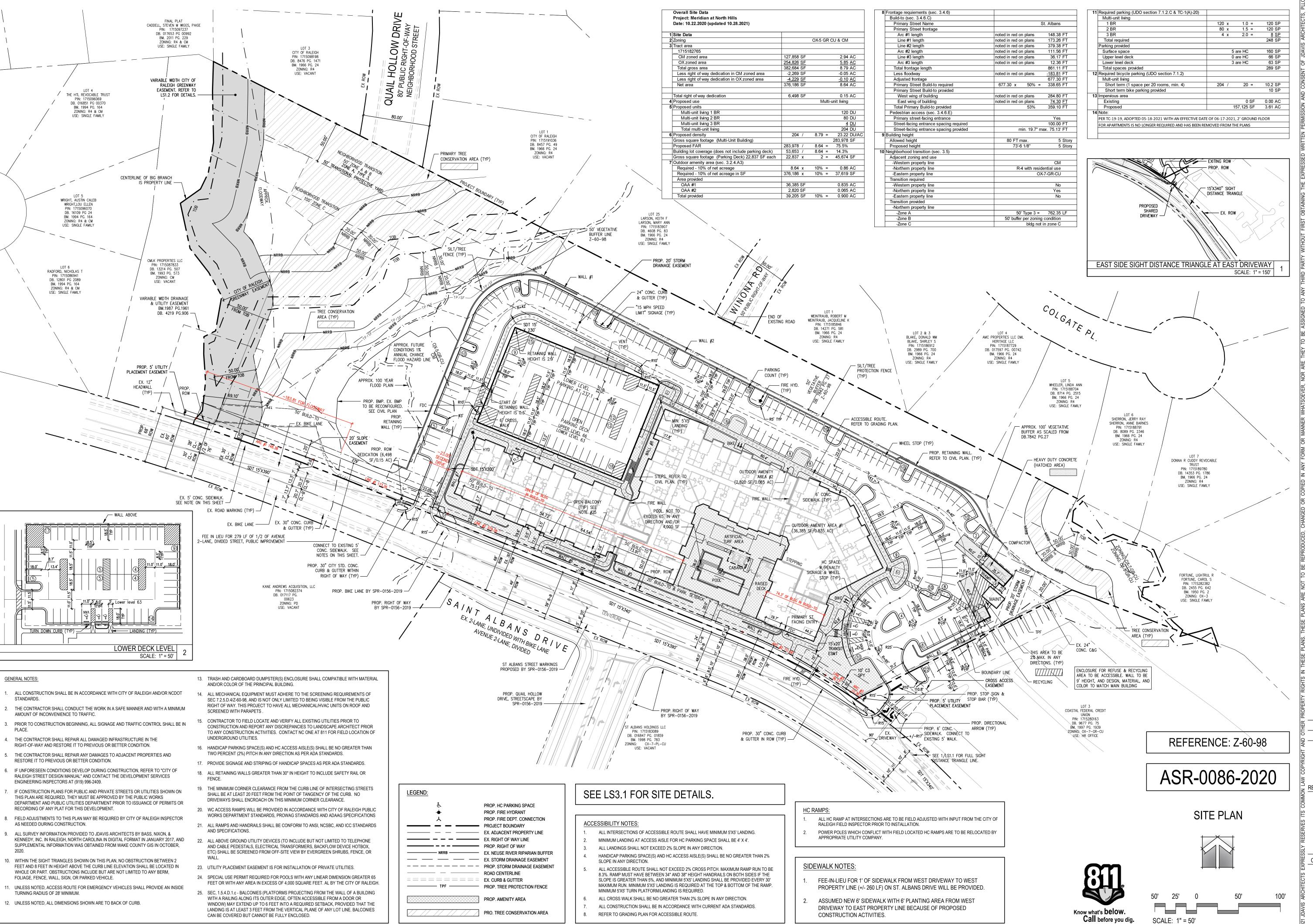
david.dunn@BNKinc.com

Bass, Nixon and Kennedy, Inc. 6310 Chapel Hill Road, Suite 250 Raleigh, North Carolina 27607 919.851.4422 919.851.8968 (fax) dan.gregory@BNKinc.com

NS SI ISSUE: Administrative Site Review 10.22.2020

North Hills

1st Review Comments Brd Review Comments DRAWN BY: CHK, SB CHECKED BY CONTENT: COVER



ASR-0086-2020

HIIS North 27609 Drive Carolina at NS Alba North (

FOR REVIEW ONLY NOT FOR CONSTRUCTION

SITE

ADMINISTRATIVE

PROJECT: NP-20039 ISSUE: Administrative Site Review 10.22.2020 **REVISIONS:** st Review Comments 2nd Review Comments 3rd Review Comments DRAWN BY: KT, SB CHECKED BY:

CONTENT: SITE PLAN



ASR-XX-2020 Philad

DATE

A300

3/64" = 1'-0"

ASR-XX-2020 (REFERENCE: 7 minution of the control o