LOCATION: The site is generally located at the southwest corner of the intersection of Sandy Forks Road and The Lakes Drive, with the common street address of 6615 The Lakes Drive.

REQUEST: Development of 372 apartment units located in 7 buildings, and associated amenities such as an approximately 7,500 square foot clubhouse, a swimming pool, and open space amenities. The site is part of an approximately 35 acre tract being subdivided. A preliminary subdivision plan was approved on 8/21/20 under case number SUB-0050-2019. This development plan for apartments is on three of the proposed subdivision parcels, 12.41 acre Lot 1, 6.23 acre Lot 2, and 5.00 acre Lot 3, to be developed as part of Phase 1 of the subdivision. This site is zoned PD, within the Hawthorne North Ridge Master Plan (MP-4-2016).

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: SUR-0551-2020: DSENG - Surety/Infrastructure
SUB-0050-2019: DSLC - Preliminary Subdivision/Preliminary Subdivision

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 August 20, 2020 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:

Engineering

1. The infrastructure required by the TIA must be permitted.

General Condition

2. Demonstrate compliance with the minimum ground floor elevation in accordance with UDO Section 1.5.7.B and UDO Section 3.2.4.F; provide floorplans for Buildings 6 and 7.

Stormwater

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

4. 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).
5. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

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

Urban Forestry

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

☑️ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

☐ Stormwater Maintenance Covenant
☐ City Code Covenant Required

☑️ **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. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.

**Engineering**

2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

3. A 5’ utility placement easement along all proposed streets and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recording of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

4. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
Administrative Approval Action
Case File / Name: ASR-0100-2019
North Ridge Apartments

5. Slope easements as shown on the plans and associated deeds of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

Public Utilities

6. 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

7. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

8. 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).

9. 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).

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

11. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

12. 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).

13. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

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 conditions of preliminary subdivision approval case SUB-0050-2019 shall be met and the subdivision map recorded for all street rights-of-way, easements, tree conservation areas, and Lots 1, 2, and 3 of phase 1 of the subdivision. A copy of the recorded subdivision map shall be provided to the city prior to building permit issuance.

Public Utilities

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

Stormwater

3. 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

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

The following are required prior to issuance of building occupancy permit:

General

1. The project shall demonstrate compliance with "3. Renovation of Existing Buildings" set forth in the Hawthorne North Ridge Master Plan (MP-4-2016).

Stormwater

2. 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: September 25, 2023
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
corporation of the entire site plan must be completed unless an applicant has
been granted vested rights. Failure to complete construction within this specified
time frame shall automatically void the approved site plan for which no building
permits have been issued.

I hereby certify this administrative decision.

Signed: [Signature]  
Date: 09/25/2020

Staff Coordinator: Kasey Evans
NORTH RIDGE APARTMENTS, PHASE 1

6615 THE LAKES DR
RALEIGH, NORTH CAROLINA 27609

ADMINISTRATIVE SITE REVIEW
CITY OF RALEIGH CASE #: ASR-0100-2019
PROJECT NUMBER: AVC-19000
DATE: NOVEMBER 25, 2019

SITE DATA

OUTDOOR AMENITY AREA

BUILDING HEIGHT

PARKING + BUILD-TO-DATA

SHEET INDEX

C1.00  PROJECT NOTES AND PARKING CALCULATIONS
C1.01  EXISTING CONDITIONS
C1.02  DEMOLITION PLAN
C1.03  OVERALL SITE PLAN
C1.04  DETAILED SITE PLAN
C1.05  AMENITY AREA PLAN
C2.02  AMENITY AREA AND OPEN SPACE PLAN
C3.00  OVERALL GRADING AND STORM DRAINAGE PLAN
C3.01  DETAILED GRADING AND STORM DRAINAGE PLAN
C3.02  DETAILED GRADING AND STORM DRAINAGE PLAN
C3.03  AVERAGE GRADE PLAN AND CALCULATIONS
C4.00  OVERALL UTILITY PLAN
C4.01  DETAILED UTILITY PLAN
C4.02  DETAILED UTILITY PLAN
C4.03  SITE DETAILS
C4.04  SITE DETAILS
C4.05  SITE WATER DETAILS
C4.06  SITE WATER DETAILS
C4.07  SITE GROWTH DETAILS
C4.08  SITE GROWTH DETAILS
C4.09  SITE SEWER DETAILS
C5.00  LANDSCAPE PLAN
C5.01  LANDSCAPE PLAN
C5.02  TREE CONSERVATION PLAN
S1.00  SITE LIGHTING PLAN
S1.01  SITE LIGHTING SPECIFICATIONS
S1.02  SITE LIGHTING SPECIFICATIONS
S1.03  BUILDING 2 ELEVATIONS
S1.04  BUILDING 2 ELEVATIONS
S1.05  BUILDING 3 ELEVATIONS
S1.06  BUILDING 3 ELEVATIONS
S1.07  BUILDING 4 ELEVATIONS
S1.08  BUILDING 4 ELEVATIONS
S1.09  BUILDING & CLUBHOUSE - ELEVATIONS
S1.10  GARAGE & AUXILIARY BLDG - ELEVATIONS
S1.11  BUILDINGS 5 & 6 & 7 CARRIAGE UNITS - ELEVATIONS

CONTACT

PROJECT DIRECTORY

REVISIONS

ADMINISTRATIVE SITE REVIEW FOR:
NORTH RIDGE APARTMENTS,
RALEIGH, NORTH CAROLINA 27609
PROJECT NUMBER: AVC-19000

CONTRACTOR SHALL NOTIFY NCBR 1115 311C, OR (843)465-4849;
AT LEAST 72 HOURS PRIOR TO BEGINNING
CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITY
LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITY
THAT PROVIDE THEIR OWN LOCATION SERVICES INDEPENDENT
OF "NCBR". REPORT ANY DISCREPANCIES TO THE ENGINEER
IMMEDIATELY.

ATTENTION CONTRACTORS

This Contractor Submitter is responsible for the extraction, entry and submission of these plans in accordance with the city's requirements.

Failure to notify the City Departments as required by regulations will result in a delay of 30 days to commencement of the work for which the contractor is responsible.

The refusal to pay all applicable fees or the failure to observe the procedures of the notification process will result in any construction being halted until the requirements are fulfilled.

PRELIMINARY DRAFT - NEW RELEASE FOR CONSTRUCTION

311 Customer Service Center
City of Raleigh
1010 South Salisbury Street
Raleigh, NC 27603
(919) 733-1313
www.raleighnc.gov