



# Administrative Approval Action

Case File / Name: SUB-0050-2019  
DSLC - North Ridge Apartments Subdivision

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

**LOCATION:** This phased 38.83 acre subdivision is located at the southwest corner of the intersection of Sandy Forks Road and The Lakes Drive at 6655 The Lakes Drive.

**REQUEST:** This is a revision to the subdivision of a 38.83 acre site in the Hawthorne North Ridge Planned Development District (MP-4-16). The original proposal was to create five lots. This proposal is for a total of six lots. This subdivision is proposing two phases. This revision to the previously approved subdivision involves the addition of lot 6 and the right of way connection with associated infrastructure to Spring Forest Road. (The land area for Lot 6 and additional street right-of-way will be created via recombination with an adjacent parcel (PIN # 1717100286) as a condition of approval of this revision. There is no change in the sunset date for this plan. (The previous approval was on 8/21/20 with a sunset date of 8/21/23)

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** ASR-0100-2019: DSLC - Administrative Site Review [ASR]/Administrative Site Review  
SPR-0187-2020: DSLC - Site Permitting Review/Major [Signature Set]  
SUR-0080-2021: DSENG - Surety/Infrastructure  
SPR-0219-2021: DSLC - Site Permitting Review/Major [Signature Set]

**FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated June 15, 2022 by MCADAMS.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

***The following items are required prior to approval of Site Permitting Review plans:***

### **Engineering**

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
2. THE RECOMBINATION PLAT RECORDATION TO INCLUDE THE AREA FOR LOT 6 AND RIGHT-OF-WAY CONNECTION TO SPRING FOREST ROAD TO BE A CONDITION OF APPROVAL FOR (1) PRELIMINARY SUBDIVISION AMENDMENT AND, (2) PHASE 2 INFRASTRUCTURE CONSTRUCTION PLANS prior to SPR approval of this revision.

### **Stormwater**

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





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4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
5. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
6. 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).

## Urban Forestry

7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
8. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☒ **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.

<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required
<input checked="" type="checkbox"/>	Slope Easement Required

<input checked="" type="checkbox"/>	Public Access Easement Required
<input checked="" type="checkbox"/>	Utility Placement Easement 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. A demolition permit shall be issued and this building permit number shown on all maps for recording.
2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

## Engineering

3. 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.





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4. 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 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.
5. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
6. 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.
7. A Sight Distance easement for any sight triangle on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. However, a deed of easement is not required for recording.
8. A fee-in-lieu for the construction of Street A to the property line is paid to the City of Raleigh (UDO 8.1.10).
9. A public access easement as shown on the plan shall be approved by City staff, 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 plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.
10. A petition shall be filed with the City for closure as proposed for the existing public street rights-of-way to be abandoned and a City Council resolution number authorizing the abandonment shall be shown on all plats for recordation.

## **Public Utilities**

11. 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.
12. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## **Stormwater**





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13. 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).
14. 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).
15. 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).
16. 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).
17. 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).
18. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
19. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
20. 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

21. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 3.53 acres of tree conservation area.
22. A public infrastructure surety for 129 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

☒ **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





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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 10 street trees along The Lakes Dr., 48 street trees along Lakes Rock Dr., 32 street trees along Lakecrest Dr., 39 street trees along The Lakes Dr. Ext., for a total of 129 street trees .
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 street lights and street signs required as part of the development approval are installed.
2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

### Stormwater

3. 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:** If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

**3-Year Sunset Date: August 21, 2023**

**Record at least ½ of the land area approved.**

**5-Year Sunset Date: August 21, 2025**

**Record entire subdivision.**

I hereby certify this administrative decision.

Signed: Daniel L. Stegall Date: 07/14/2022  
Development Services Dir/Designee  
Staff Coordinator: Michael Walters







SITE PLAN NOTES

1. NON-ALLEY LOADED DRIVEWAYS MAY INTERSECT A STREET NO CLOSER THAN 20 FEET FROM THE INTERSECTION OF TWO STREET RIGHT-OF-WAYS. THE MINIMUM CORNER CLEARANCE FROM CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE RADIUS OF CURVATURE, OR 20 FEET FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, WHICHEVER IS GREATER. THE RADIUS OF THE DRIVEWAY SHALL NOT ENDOUGH ON THE MINIMUM CORNER CLEARANCE. REFER TO SECTION 4.5 OF THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL FOR ADDITIONAL DETAILS.
2. RIGHT-OF-WAY SHALL BE CLEARED AND GUBBED WITHIN 50' OF ALL MINOR RESIDENTIAL, RESIDENTIAL AND RESIDENTIAL COLLECTOR INTERSECTIONS. THE FULL LENGTH OF THE RIGHT-OF-WAY SHALL BE CLEARED AND GRADED ALONG ALL MAJOR, MINOR, & SENSITIVE AREA THROUGHHAVES.
3. WITHIN THE AREA DEFINED SIGHT TRIANGLES SHOWN ON THESE PLANS, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SOIL, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND 8 FEET ABOVE THE CURB LINE ELEVATION ON THE NEAREST TRAVEL WAY IF NO CURB ARE EXIST. REFER TO SECTION 4.2 OF THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL FOR ADDITIONAL DETAILS.
4. MULTISTOP CONTROLLED VEH. WILL NOT BE USED AT ANY PUBLIC STREET INTERSECTION WITHOUT AN ENGINEERING STUDY TO PROVIDE DATA TO CITY OF RALEIGH TRANSPORTATION DIVISION THAT THE MULTISTOP STOP INSTALLATION WARRANTS CAN BE MET AND OPERATING BY CITY COUNCIL APPROVAL.
5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
6. ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
8. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER. BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
9. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY STREET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ADJUSTMENTS DEPICTED ON THE PLANS.
10. CONTRACTOR SHALL NOTIFY "NCELI" (811) OR (1-800-633-4969) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATION SERVICES INDEPENDENT OF "NCELI". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
11. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE POSTS/LAWS, WATER MAINS, ETC.).
12. PRIOR TO BEGINNING CONSTRUCTION (BEYOND EROSION CONTROL MEASURES), THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT (919) 996-2429, AND A REPRESENTATIVE OF THE ENGINEER AND OWNER. THE PURPOSE OF THIS MEETING IS TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THE FACILITIES DURING CONSTRUCTION.
13. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. FOR NECESSARY PLAN OR GRADE CHANGES, NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
14. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) DETAILS.
15. ALL SIDEWALKS THAT CONNECT TO THE PUBLIC RIGHT-OF-WAY MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. REDISTURB EXISTING ROUTES AND AVOIDANCE (SIDEWALK GUIDELINES) (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
16. TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVERRIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
17. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.
18. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS STAFF FOR FURTHER GUIDANCE.
19. ALL SIGNAGE ASSOCIATED WITH THE PUBLIC STREET SYSTEM SHALL ADHERE TO MUTCD STANDARDS AND SPECIFICATIONS.
20. ANY TRANSIT STOP LOCATIONS SHOWN ARE PRELIMINARY ONLY. FINAL LOCATION SHALL BE DETERMINED ONCE THE CITY OF RALEIGH TRANSIT ROUTE HAS BEEN FINALIZED. ALL TRANSIT STOPS SHALL HAVE A 30'X30' (3000 PSF) CONCRETE PAD.

CITY OF RALEIGH PUBLIC UTILITIES  
STANDARD UTILITY NOTES (AS APPLICABLE)

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUB HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
  - a) A DISTANCE OF 30" SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE (E.G. SPRING OR CREEK). IF A SOURCE OR DRINKING WATER IS ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, PERIODIC SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS; HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 2' FROM A PRIVATE WELL OR 6' FROM A PUBLIC WELL.
  - b) WHEN INSTALLING WATER AND/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 30" IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IN THE WATER MAIN IS IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER. IT SHALL BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
  - c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASMENT EXTENDED 30" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
  - d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE PER CORPUB DETAILS (IN 41.5 & 5-48).
  - f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN AND/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A FOUR HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUB HANDBOOK PROCEDURE.
7. INSTALL 1/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X3' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANSOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 100 LINEAR FEET MAXIMUM.
25. ALL PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. WHERE SANITARY SERVICES ARE SERVING A BUILDING INSTALLED ON A FLOOR WITH A FINISHED FLOOR ELEVATION BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, SUCH FEATURES SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE SERVICE LINE. SANITARY SERVICES SERVING A BUILDING WITH A FINISHED FLOOR ELEVATION ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER SHALL NOT PENETRATE THROUGH A BACKWATER VALVE.
26. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
27. NCDOT /RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
27. GRADE INTERCEPTION OR WATER SEPARATOR USING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUB UDO PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVELEY AT (919) 296-2334 OR STEPHEN.CALVELEY@RALEIGHNC.GOV FOR MORE INFORMATION.
28. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX 4 OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED TO BOTH INITIAL AND PERIODIC TESTING THEREAFTER. IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANNE HARTLEY AT (919) 996-3023 OR JOANNE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

ADDITIONAL UTILITY NOTES

1. ALL WATER MAINS, SERVICES AND FIRE SERVICES GREATER THAN 2" DIAMETER ARE TO BE DUCTILE IRON PIPE, 2" & SMALLER DOMESTIC SERVICES MUST BE TYPE 8 SOFT COPPER (WITHOUT FITTINGS) TO THE WATER MAIN.
2. ALL SEWER MAINS SHALL BE EITHER PVC OR DUCTILE IRON PIPE AS SHOWN ON THE PLANS. ALL PIPE MATERIAL SHALL MEET CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AS DEFINED IN THE LATEST ISSUE OF THE PUBLIC UTILITIES HANDBOOK AND/OR UNIFIED DEVELOPMENT ORDINANCE (UDO).
3. ALL THE ADJACENTS ALONG PUBLIC R/W LINES SHALL HAVE A 5'X10'S CITY OF RALEIGH WATERLINE EASEMENT ONTO ADJACENT PROPERTY.
4. ALL SANITARY SEWER INTERCEPTOR LINES (12" AND LARGER), AS WELL AS MANHOLES AND FITTINGS ASSOCIATED WITH THE INTERCEPTOR LINE, SHALL BE IN TYPICALLY LINED WITH PROTECTED OR APPROVED EQUAL TO PREVENT HYDROGEN SULFIDE CORROSION. SEE THE CURRENT CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT HANDBOOK FOR APPROVED COATINGS AND APPLICATION METHODS.
5. IN ACCORDANCE WITH GENERAL STATUTE 87-121(G), ALL UNDERGROUND UTILITIES INSTALLED AFTER OCTOBER 1, 2014 SHALL BE ELECTRONICALLY LOCATABLE. CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR DETAILS AND SPECIFICATIONS FOR MEETING THESE REQUIREMENTS.
6. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
7. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE OWNED, OPERATED, AND MAINTAINED BY THE CITY OF RALEIGH.
8. ALL WATER AND SEWER MAINS NOT WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER.
9. CONTRACTOR SHALL NOTIFY "NCELI" (811) OR (1-800-633-4969) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATION SERVICES INDEPENDENT OF "NCELI". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
10. ALL UTILITY SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH 2" MINIMUM COVER. BOTH ENDS SHALL BE CAPPED AND MARKED.

GRADING NOTES

1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. FOR NECESSARY PLAN OR GRADE CHANGES, NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS, FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRUSS-SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
4. CONTRACTOR SHALL NOTIFY "NCELI" (811) OR (1-800-633-4969) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATION SERVICES INDEPENDENT OF "NCELI". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
5. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH STORMWATER AND EROSION CONTROL DEPARTMENT, THE ENGINEER AND A REPRESENTATIVE OF THE OWNER.
6. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TIMING OF REMOVAL SHALL BE COORDINATED WITH THE EROSION CONTROL INSPECTOR.
7. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
8. SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

RETAINING WALL NOTES

1. THE RETAINING WALL ALLOWANCE SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE TOP OF THE WALL. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING RETAINING WALLS ARE NOT LOCATED IN ANY STREAM BUFFERS, AND THEIR CONSTRUCTION DOES NOT ENDOUGH INTO ANY ADJACENT PROPERTIES DUE TO ANY BATTER INCORPORATED IN THE DESIGN OF THE WALLS.
2. RETAINING WALLS ARE TO BE DESIGN BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALLS.
3. RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL, UNLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH CORROBORATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER, THAT READILY AVAILABLE ON-SITE SOILS CAN BE USED.
4. THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FOOTING OR ABOVE GRADE TO THE TOP OF THE CAP BLOCK COURSE SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
5. ALL RETAINING WALLS OVER 30" HIGH SHALL HAVE A SAFETY FENCE (DESIGN BY OTHERS).
6. ANY PART OF ANY RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT AGREEMENT. ENCROACHMENT AGREEMENTS FOR RETAINING WALLS SHALL BE APPROVED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
7. ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY.
8. STORMWATER RUN-OFF SHALL BE DIRECTED AWAY FROM RETAINING WALLS. ANY RUN-OFF FLOWING TO AND OVER A RETAINING WALL SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND BROUGHT TO THE ATTENTION OF THE WALL DESIGNER PRIOR TO THEIR DESIGN.



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CLIENT

AVENTON COMPANIES  
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RALEIGH, NORTH CAROLINA, 27607

NORTH RIDGE APARTMENTS  
PRELIMINARY SUBDIVISION  
RALEIGH, NORTH CAROLINA, 27609

REV

NO.	DATE	REVISED FOR
1	11-04-2019	REVISED PER CITY OF RALEIGH COMMENTS
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7	06-15-2022	REVISED PER CITY OF RALEIGH COMMENTS

PLAN INFORMATION

PROJECT NO. AVC-19000  
FILENAME AVC19000-01  
CHECKED BY LV  
DRAWN BY JLB  
SCALE NTS  
DATE 09.19.2019

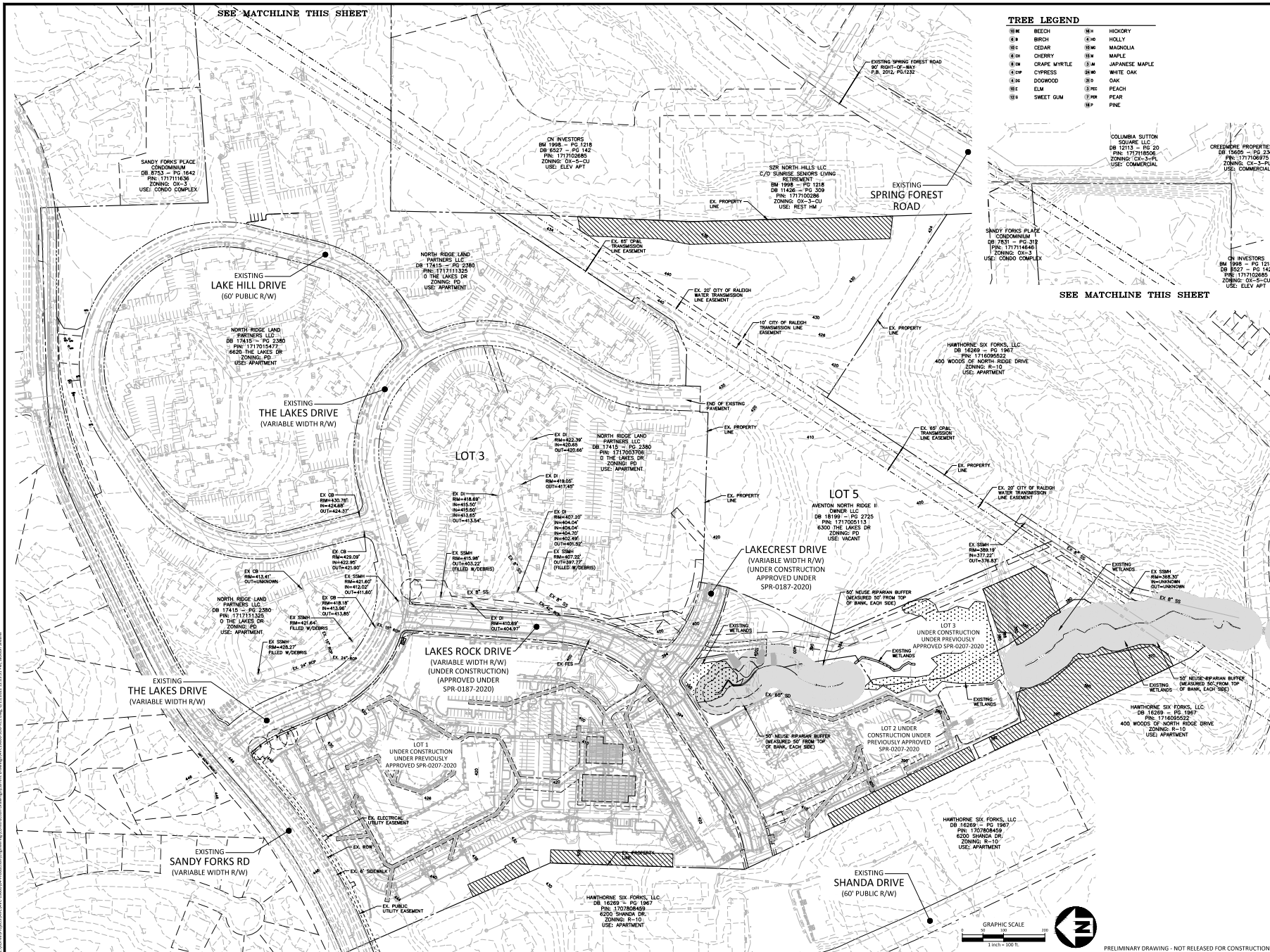
SHEET

PROJECT NOTES

C0.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





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**PLAN INFORMATION**

PROJECT NO.	AVC-19000
FILENAME	AVC190000 - XCL
CHECKED BY	LIV
DRAWN BY	JLB
SCALE	1"=100'
DATE	09.19.2019

**EXISTING CONDITIONS**

**C1.00**





## CLIENT

**NORTH RIDGE APARTMENTS**  
PRELIMINARY SUBDIVISION  
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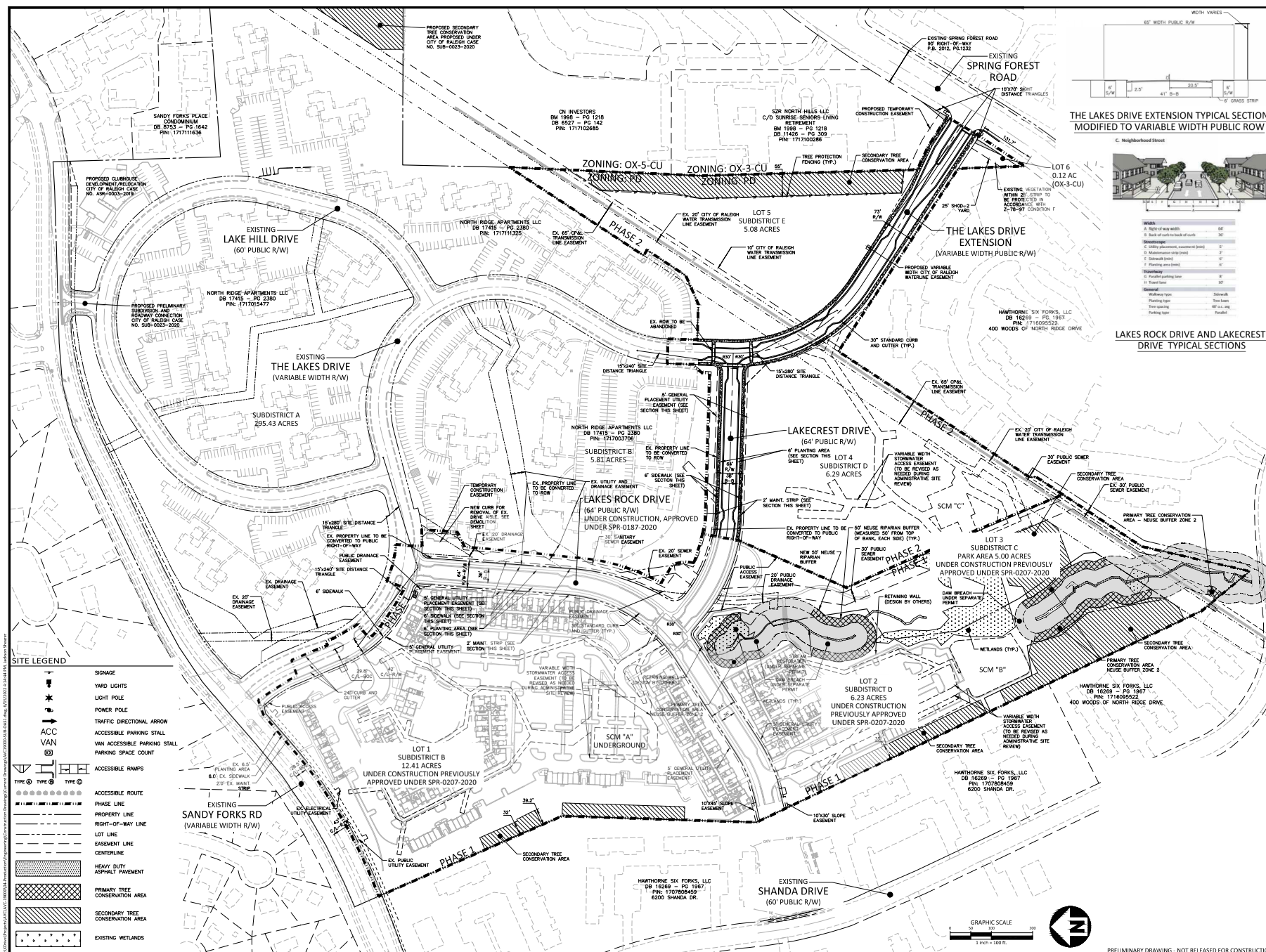
## PLAN INFORMATION

PROJECT NO.	AVC-19000
FILENAME	AVC19000-OAS1
CHECKED BY	LJV
DRAWN BY	JLB
SCALE	1"=100'
DATE	09.19.2019

## SHEET

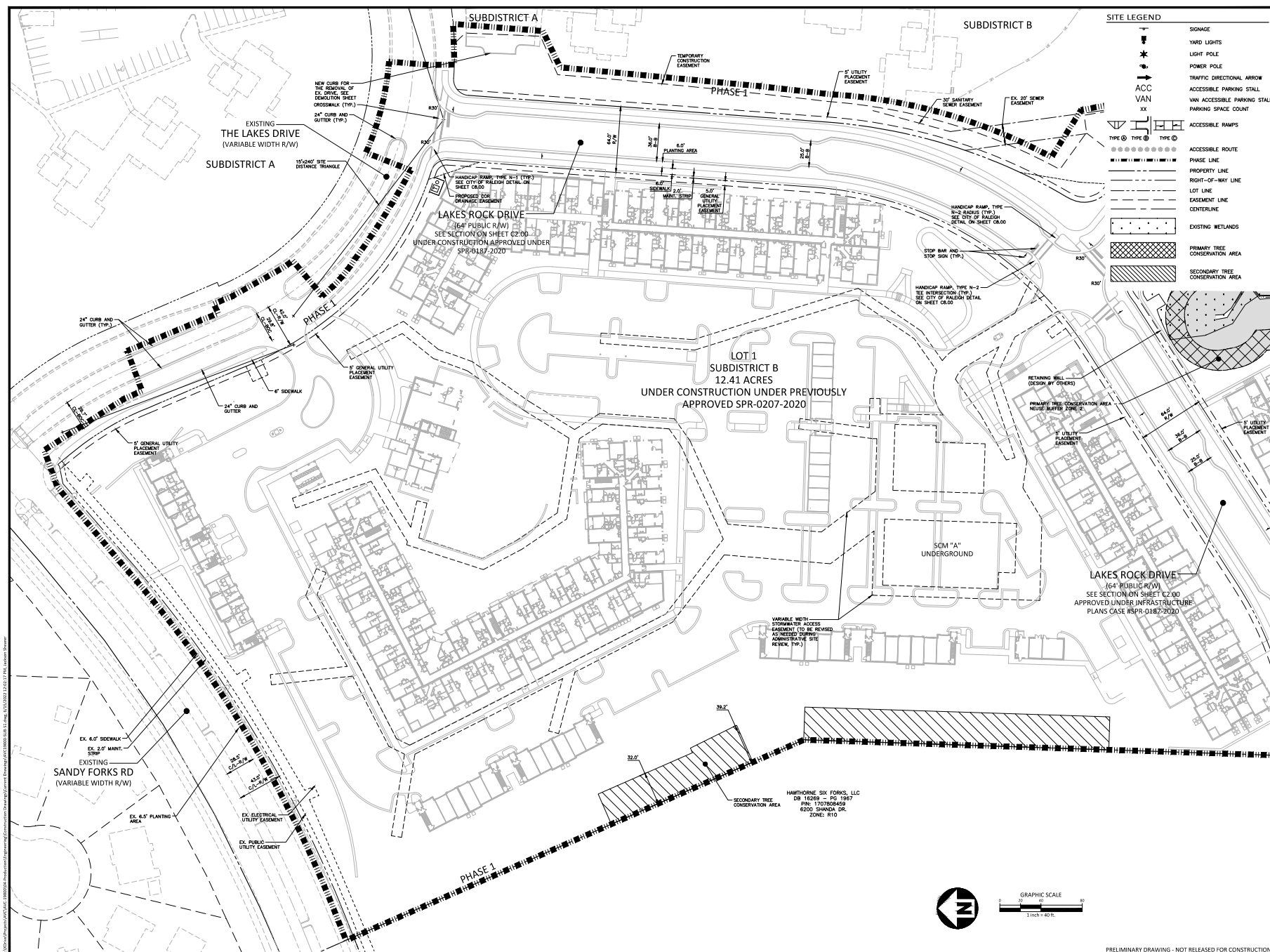
**OVERALL SUBDIVISION  
PLAN**

**C2.00**



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## PLAN INFORMATION

PROJECT NO. AVC-19000  
FILENAME AVC19000-S1  
CHECKED BY LJV  
DRAWN BY CJJ  
SCALE 1"=40'  
DATE 09.19.2019  
**SHEET**

SUBDIVISION PLAN  
SUBDISTRICT "B"

## C2.01



**CLIENT**

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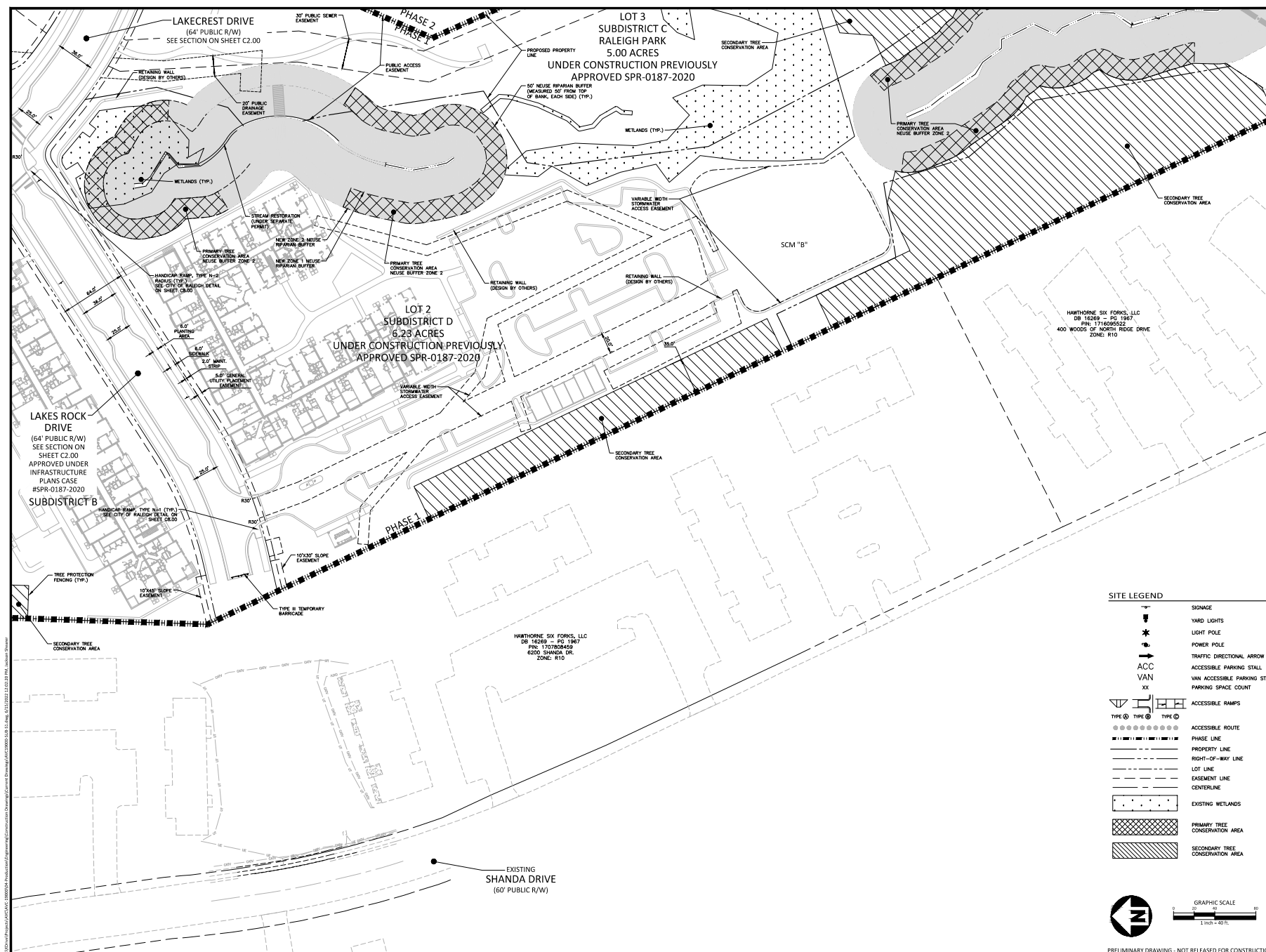
**NORTH RIDGE APARTMENTS**  
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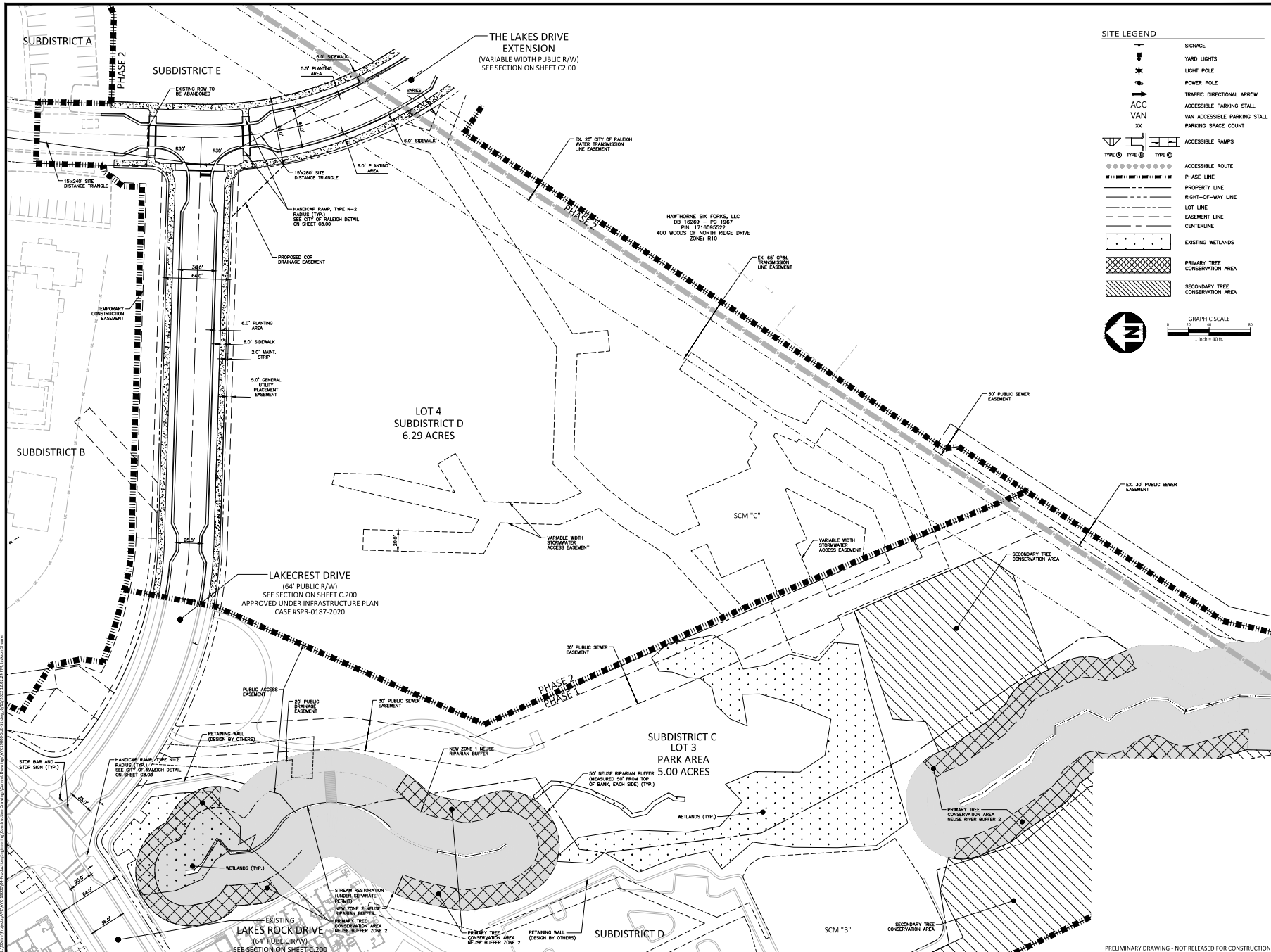
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PROJECT NO.	AVC-19000
FILENAME	AVC19000-S1
CHECKED BY	LJV
DRAWN BY	JLB
SCALE	1"=40'
DATE	09. 19. 2019
<b>SHEET</b>	

**SUBDIVISION PLAN  
SUBDISTRICT "C&D"**

## C2.02





#### SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	EXISTING WETLANDS
	PRIMARY TREE CONSERVATION AREA
	SECONDARY TREE CONSERVATION AREA



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## NORTH RIDGE APARTMENTS PRELIMINARY SUBDIVISION RALEIGH, NORTH CAROLINA, 27609



**PLAN INFORMATION**

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7	06-15-2022	REVISED PER CITY OF RALEIGH COMMENTS

**PROJECT NO.** AVIC-19000  
**FILENAME** AVIC19000-S1  
**CHECKED BY** LJV  
**DRAWN BY** JLB  
**SCALE** 1"=40'  
**DATE** 09.19.2019  
**SHEET**

## SUBDIVISION PLAN SUBDISTRICT "D" C2.03

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PRELIMINARY SUBDIVISION  
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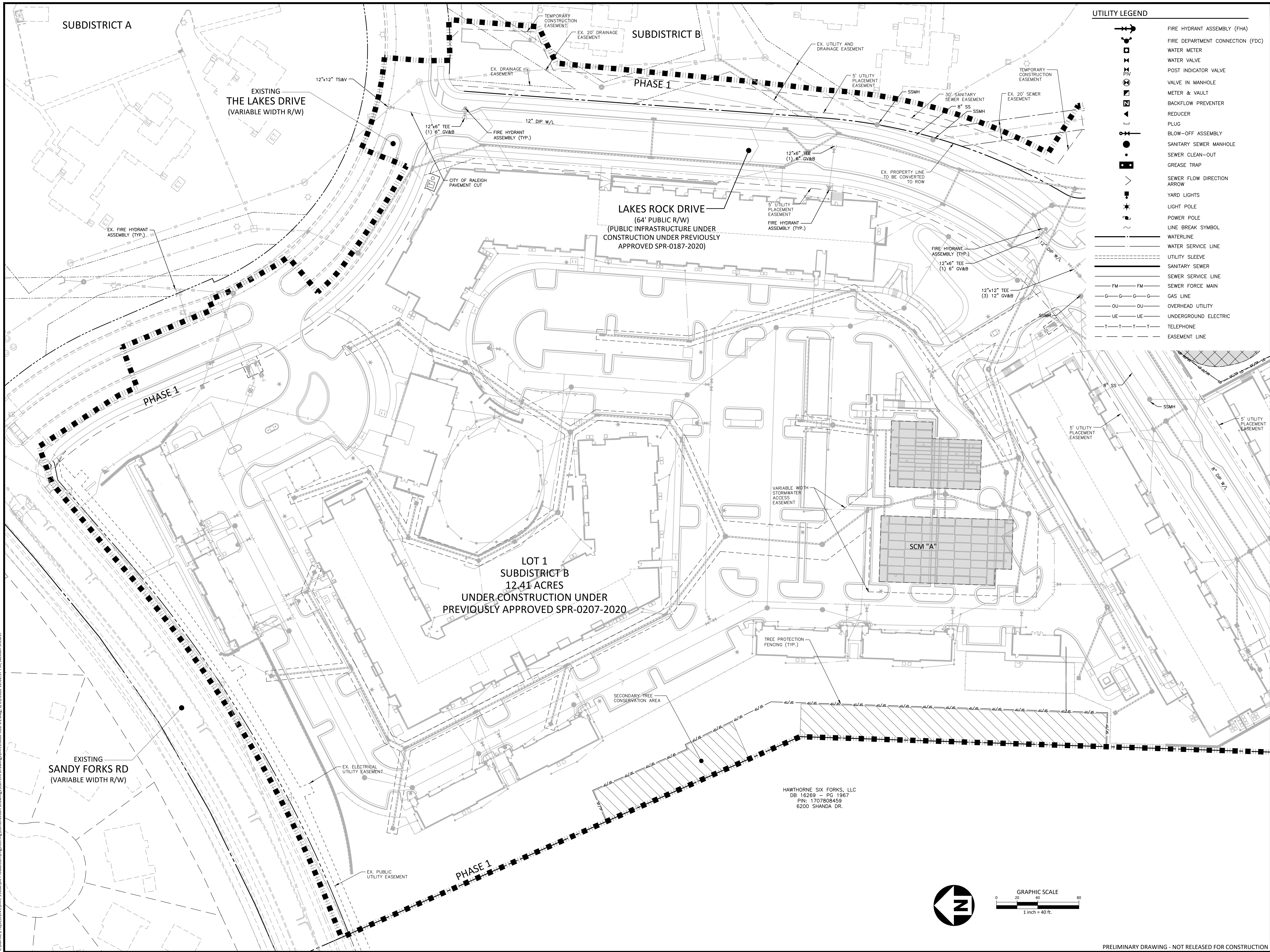
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## PLAN INFORMATION

SHEET

## UTILITY PLAN SUBDISTRICT "B"

# C4.01



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





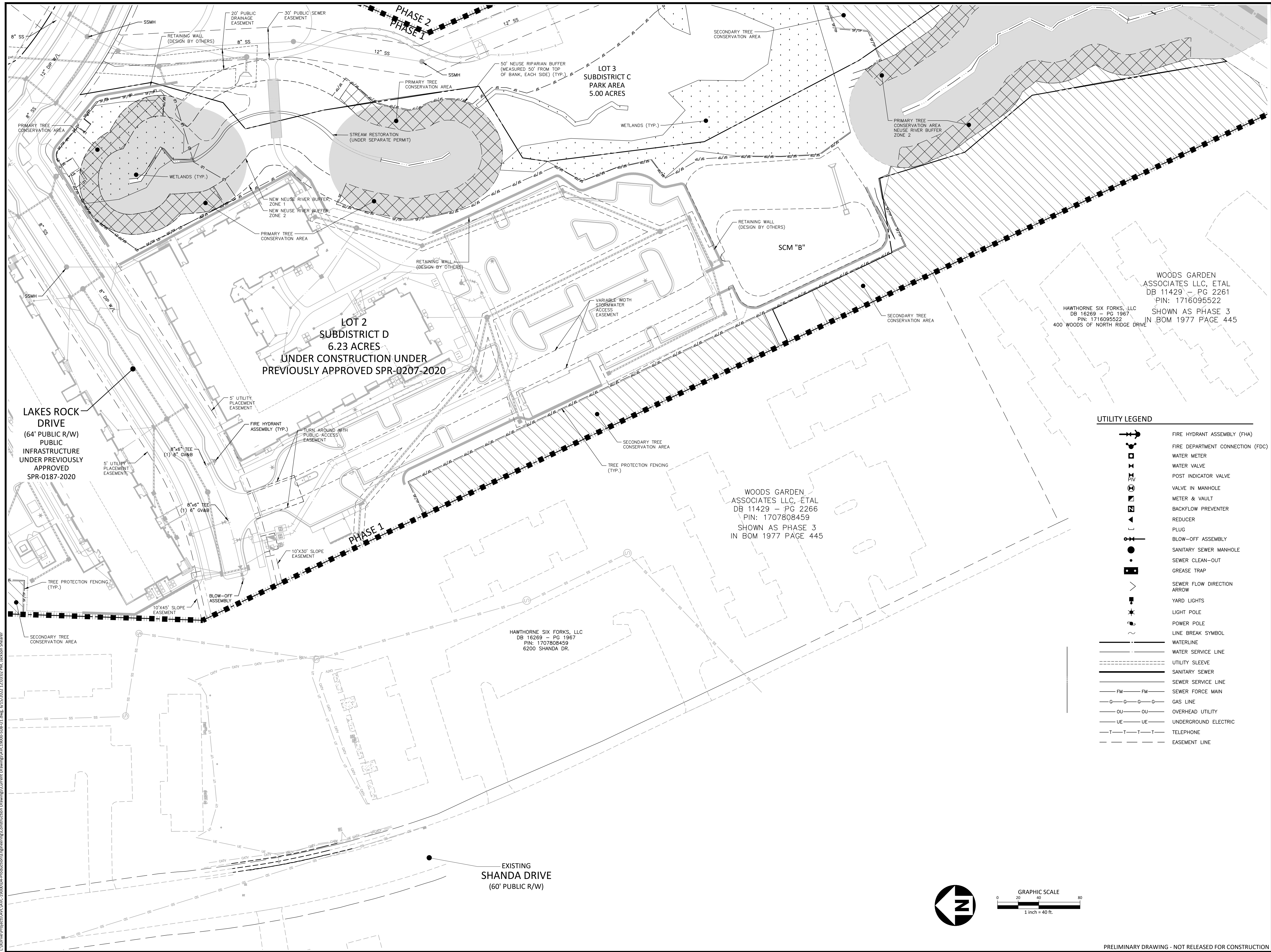
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**NORTH RIDGE APARTMENTS**  
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RALEIGH, NORTH CAROLINA, 27609

RALEIGH, NORTH CAROLINA, 2/609



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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7	06-15-2022	REVISED PER CITY OF RALEIGH COMMENTS

## PLAN INFORMATION

PROJECT NO.	AVC-19000
FILENAME	AVC19000 - U1
CHECKED BY	LJV
DRAWN BY	JLB
SCALE	1"=40'
DATE	09. 19. 2019

## SHEET

## UTILITY PLAN SUBDISTRICT "C&D"

## C4.02





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**NORTH RIDGE APARTMENTS**  
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RALEIGH, NORTH CAROLINA, 27609



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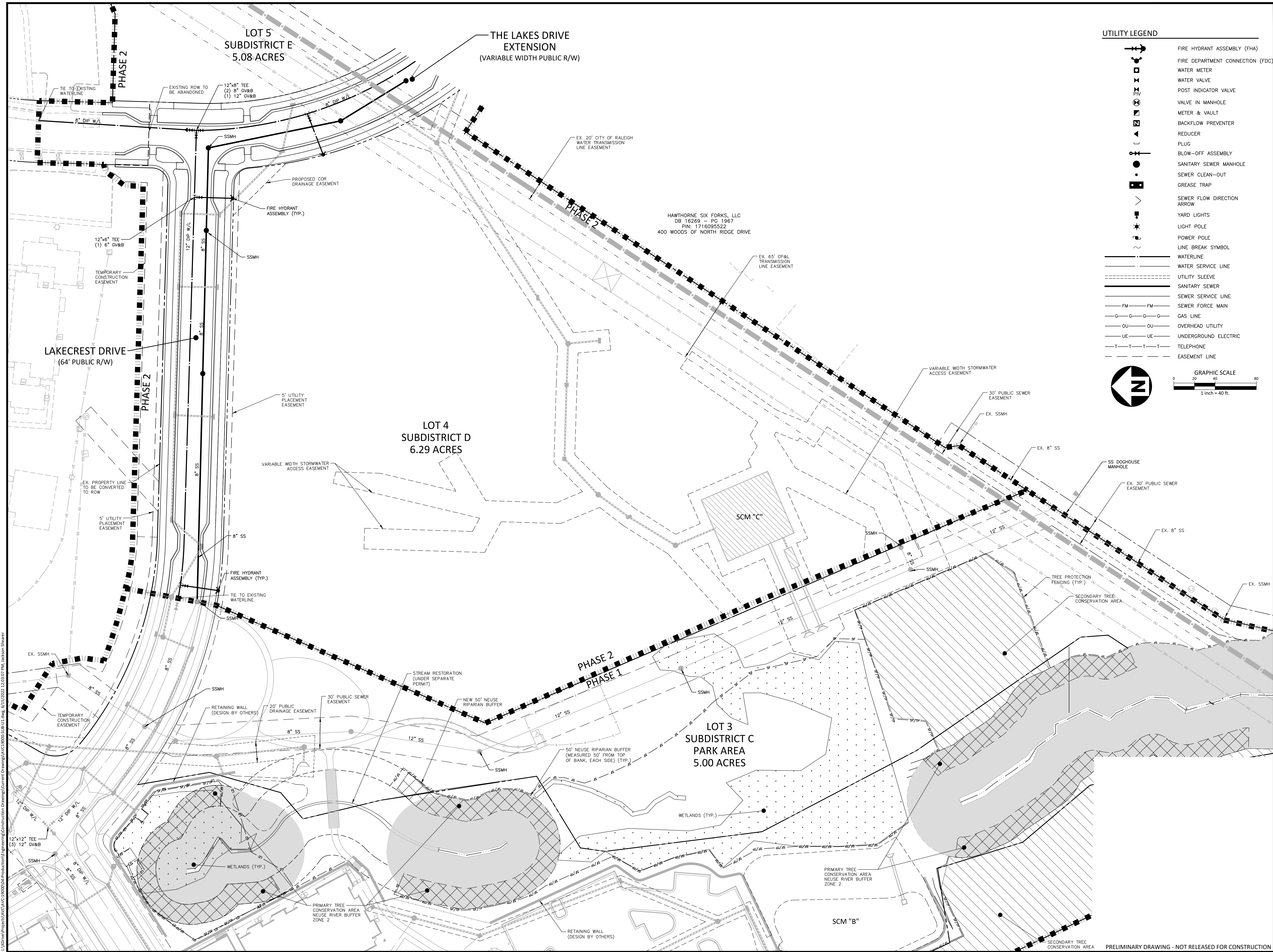
## PLAN INFORMATION

PROJECT NO.	AVC-19000
FILENAME	AVC19000 - U1
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DRAWN BY	JLB
SCALE	1"=40'
DATE	09.19.2019

**SHEET**

# UTILITY PLAN SUBDISTRICT "D"

# C4.03







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7	06-15-2022	REVISED PER CITY OF RALEIGH COMMENTS

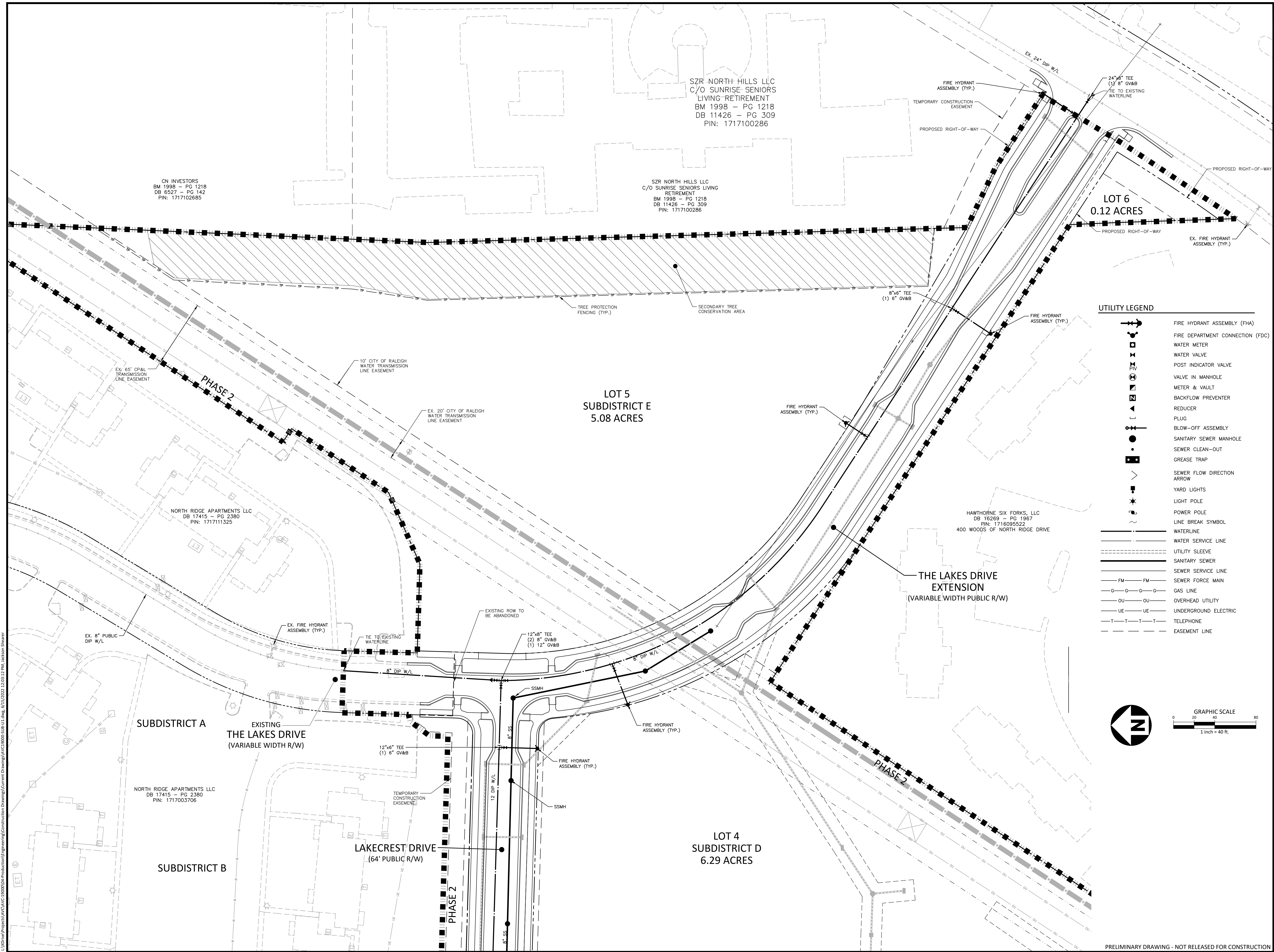
## PLAN INFORMATION

PROJECT NO.	AVC-19000
FILENAME	AVC19000 - U1
CHECKED BY	LJV
DRAWN BY	JLB
SCALE	1"=40'
DATE	09. 19. 2019

**SHEET**

## UTILITY PLAN SUBDISTRICT "D+E"

# C4.04



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

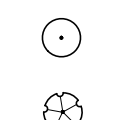
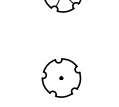

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PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT
	ACB	17	Southern Sugar Maple	Acer barbatum	2"	12' min
	LXA	16	Crape Myrtle	Lagerstroemia x 'Acoma'	1.5" min	6' min
	MGT	3	Teddy Bear Southern Magnolia	Magnolia grandiflora 'Southern Charm' TM	2" min	8' min
	NYS2	18	Sour Gum	Nyssa sylvatica	2" min	10' min
	NYS	15	Sour Gum	Nyssa sylvatica 'Black Tupelo'	2"	12' min
	QFC	4	Southern Red Oak	Quercus falcata	3.5" min	14' min
	QUL	16	Overcup Oak	Quercus lyrata	2"	12' min
	QNU	19	Nuttall Oak	Quercus nuttallii	3" min	12' min
	QUP	36	Willow Oak	Quercus phellos	2"	12' min
	UAP	29	American Elm	Ulmus americana 'Princeton'	2"	12' min
	ZSV	13	Sawleaf Zelkova	Zelkova serrata 'Village Green'	2"	12' min

SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	SPACING
	MYC	60	Wax Myrtle	Myrica cerifera	30" min	
	OFFL	7	Fruit Landii Fortune Osmanthus	Osmanthus x fortunei 'Fruit Landii'	24" min	
	RHAR	36	Fragrant Sumac	Rhus aromatica	18" min	

NOTES:

- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- STREET TREES SHALL BE LOCATED NO CLOSER THAN 30' FROM STOP SIGNS, 10' ON EITHER SIDE OF UTILITY PIPES, 10' FROM DRIVEWAY AND 20' FROM ANY LIGHT POLES. SEE RALEIGH CITY TREE MANUAL FOR ADDITIONAL MINIMUM SEPARATIONS FROM SIT ELEMENTS TO STREET TREES.
- STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH TREE PLANTING DETAIL TPP-03 BETWEEN OCT 1 AND APRIL 30. A LANDSCAPE AGREEMENT IS NEEDED IF CO IS REQUIRED OUTSIDE OF THE PLANTING WINDOW. CONTACT THE URBAN FORESTRY INSPECTOR WITH QUESTIONS.

STREET TREE CALCULATIONS:

THE LAKES DR FRONTAGE: 472 LF  
10 TREES (SPACED 40' ON CENTER, ON AVERAGE)  
STREET TREES PROVIDED:

LAKES ROCK DR FRONTAGE: 2,171 LF  
48 TREES (SPACED 40' ON CENTER, ON AVERAGE)  
STREET TREES PROVIDED:

LAKE CREST DR FRONTAGE: 1,258 LF  
32 TREES (SPACED 40' ON CENTER, ON AVERAGE)  
STREET TREES PROVIDED:

THE LAKES DR EXTENSION FRONTAGE: 1,190 LF  
33 TREES (SPACED 40' ON CENTER, ON AVERAGE)  
12 UNDERSTORY TREES (SPACES 20' ON CENTER, ON AVERAGE)  
STREET TREES PROVIDED:

SHOD-2 SCREENING CALCULATIONS:

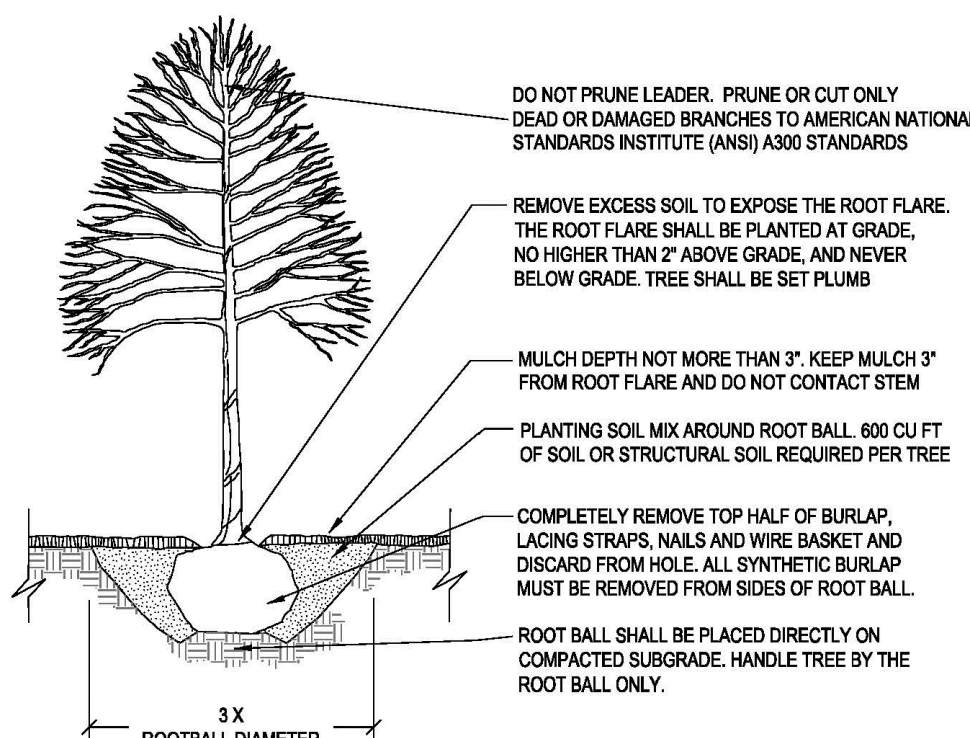
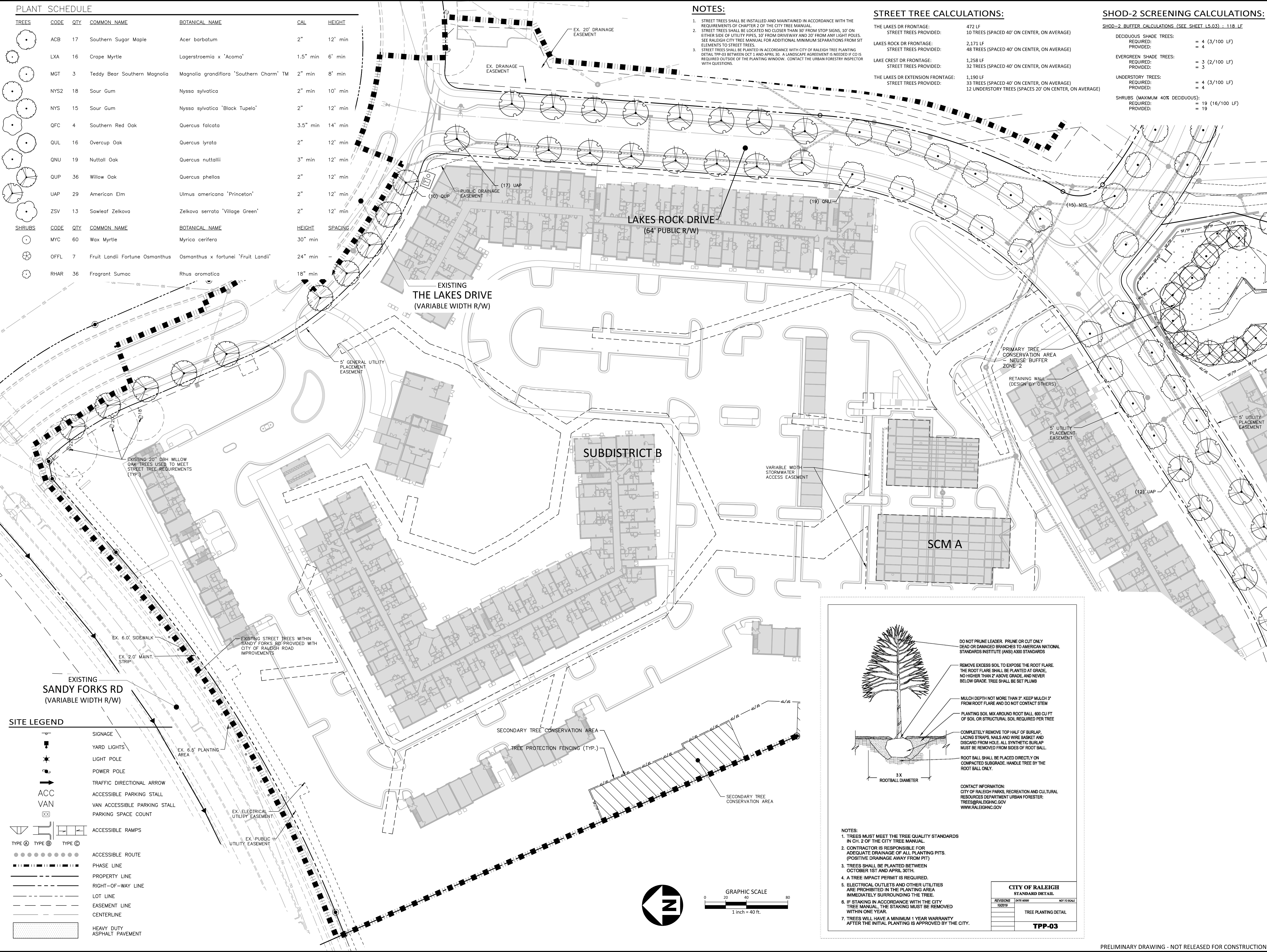
SHOD-2 BUFFER CALCULATIONS (SEE SHEET L5.03) : 118 LF

DECIDUOUS SHADE TREES:  
REQUIRED: = 4 (3/100 LF)  
PROVIDED: = 4

EVERGREEN SHADE TREES:  
REQUIRED: = 3 (2/100 LF)  
PROVIDED: = 3

UNDERSTORY TREES:  
REQUIRED: = 4 (3/100 LF)  
PROVIDED: = 4

SHRUBS (MAXIMUM 40% DECIDUOUS):  
REQUIRED: = 19 (16/100 LF)  
PROVIDED: = 19



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

CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
152219		
TREE PLANTING DETAIL		
TPP-03		



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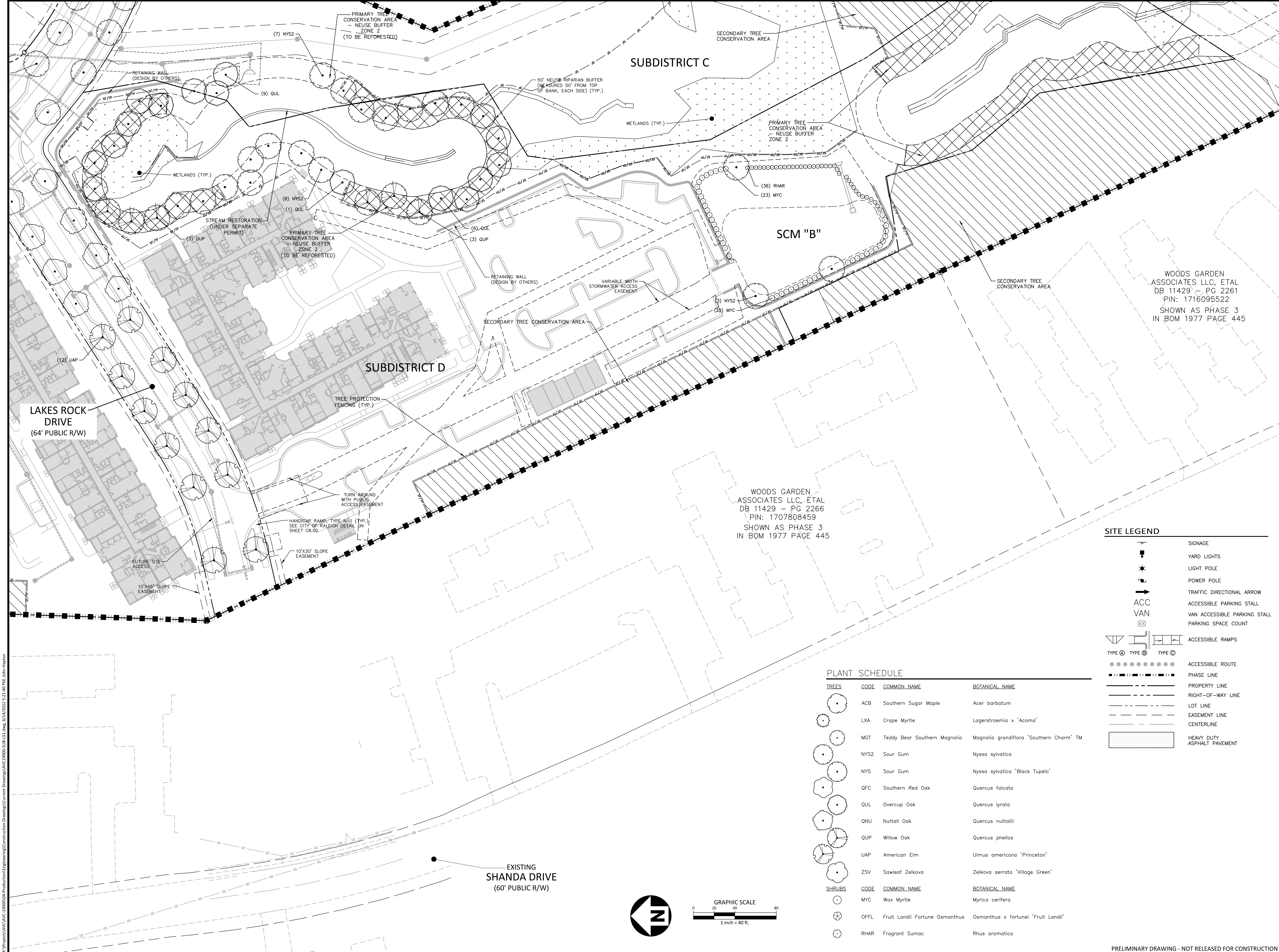
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FILENAME AVC19000-L51  
CHECKED BY  
DRAWN BY  
SCALE 1"=40'  
DATE 09.19.2019

**SHEET**

**LANDSCAPE PLAN**  
**SUBDISTRICT "B"**

**L5.00**





**McADAMS**  
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fax 919. 361. 2269  
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**CLIENT**  
AVENTON COMPANIES  
5420 WADE PARK BOULEVARD, SUITE 320  
RALEIGH, NORTH CAROLINA, 27607

**NORTH RIDGE APARTMENTS**  
PRELIMINARY SUBDIVISION  
RALEIGH, NORTH CAROLINA, 27609

SITE LEGEND	
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT

PLANT SCHEDULE			
TREES	CODE	COMMON NAME	BOTANICAL NAME
	ACB	Southern Sugar Maple	Acer barbatum
	LXA	Crape Myrtle	Lagerstroemia x 'Acoma'
	MGT	Teddy Bear Southern Magnolia	Magnolia grandiflora 'Southern Charm' TM
	NYS2	Sour Gum	Nyssa sylvatica
	NYS	Sour Gum	Nyssa sylvatica 'Black Tupelo'
	QFC	Southern Red Oak	Quercus falcata
	QUL	Overcup Oak	Quercus lyrata
	QNU	Nuttall Oak	Quercus nuttallii
	QUP	Willow Oak	Quercus phellos
	UAP	American Elm	Ulmus americana 'Princeton'
	ZSV	Sawleaf Zelkova	Zelkova serrata 'Village Green'
SHRUBS	CODE	COMMON NAME	BOTANICAL NAME
	MYC	Wax Myrtle	Myrica cerifera
	OFFL	Fruit Landii Fortune Osmanthus	Osmanthus x fortunei 'Fruit Landii'
	RHAR	Fragrant Sumac	Rhus aromatica

REVISIONS		
NO.	DATE	REVISION
1	11-04-2019	REVISED PER CITY OF RALEIGH COMMENTS
2	12-09-2019	REVISED PER CITY OF RALEIGH COMMENTS
3	01-31-2020	REVISED PER CITY OF RALEIGH COMMENTS
4	05-18-2020	REVISED PER CITY OF RALEIGH COMMENTS
5	03-15-2022	REVISION TO APPROVED PRELIM SUBDIVISION
6	05-09-2022	REVISED PER CITY OF RALEIGH COMMENTS
7	06-15-2022	REVISED PER CITY OF RALEIGH COMMENTS

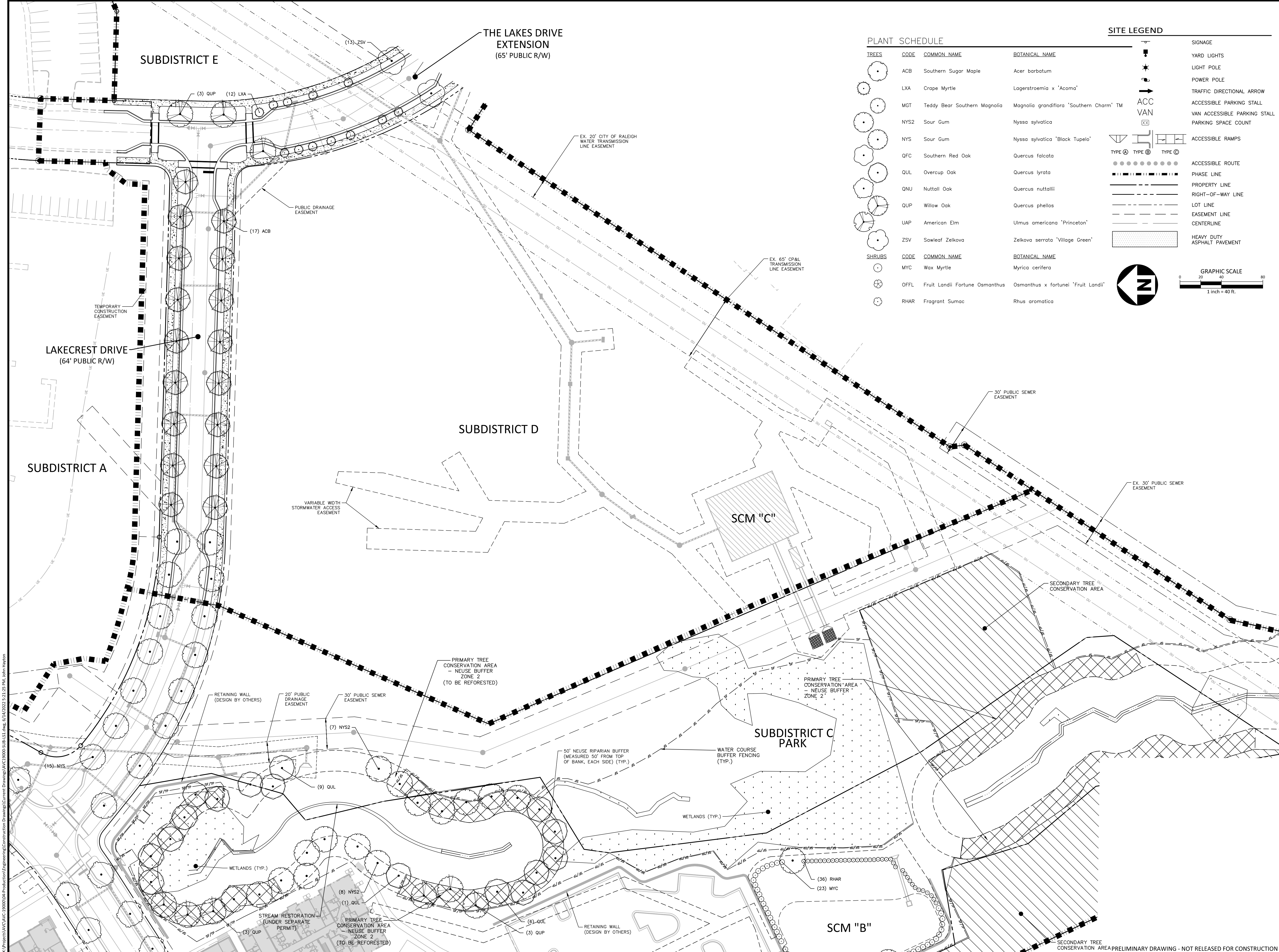
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PROJECT NO.	AVC-19000
FILENAME	AVC19000-LS1
CHECKED BY	
DRAWN BY	
SCALE	1"=40'
DATE	09.19.2019

**SHEET**  
**LANDSCAPE PLAN**  
**SUBDISTRICT "C&D"**  
**L5.01**

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION







**McAdams**

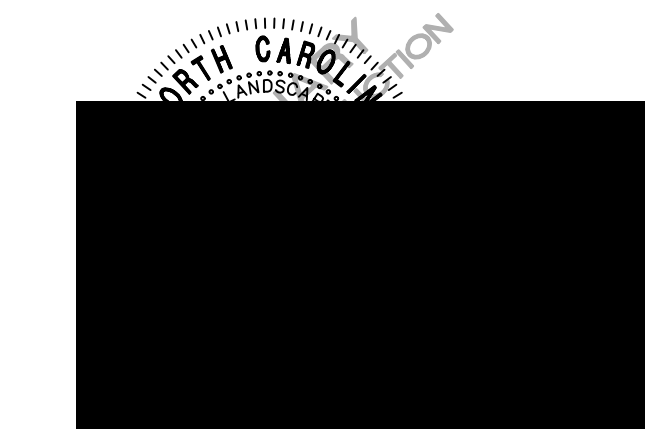
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6	05-09-2022	REVISED PER CITY OF RALEIGH COMMENTS
7	06-15-2022	REVISED PER CITY OF RALEIGH COMMENTS

**PLAN INFORMATION**

PROJECT NO. AVC-19000  
FILENAME AVC19000-L51  
CHECKED BY  
DRAWN BY  
SCALE 1"=40'  
DATE 09.19.2019

**LANDSCAPE PLAN SUBDISTRICT "D"**

**L5.02**





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**NORTH RIDGE APARTMENTS**  
**PRELIMINARY SUBDIVISION**  
RALEIGH, NORTH CAROLINA, 27609



## REVISIONS

NO.	DATE	
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7	06-15-2022	REVISED PER CITY OF RALEIGH COMMENTS

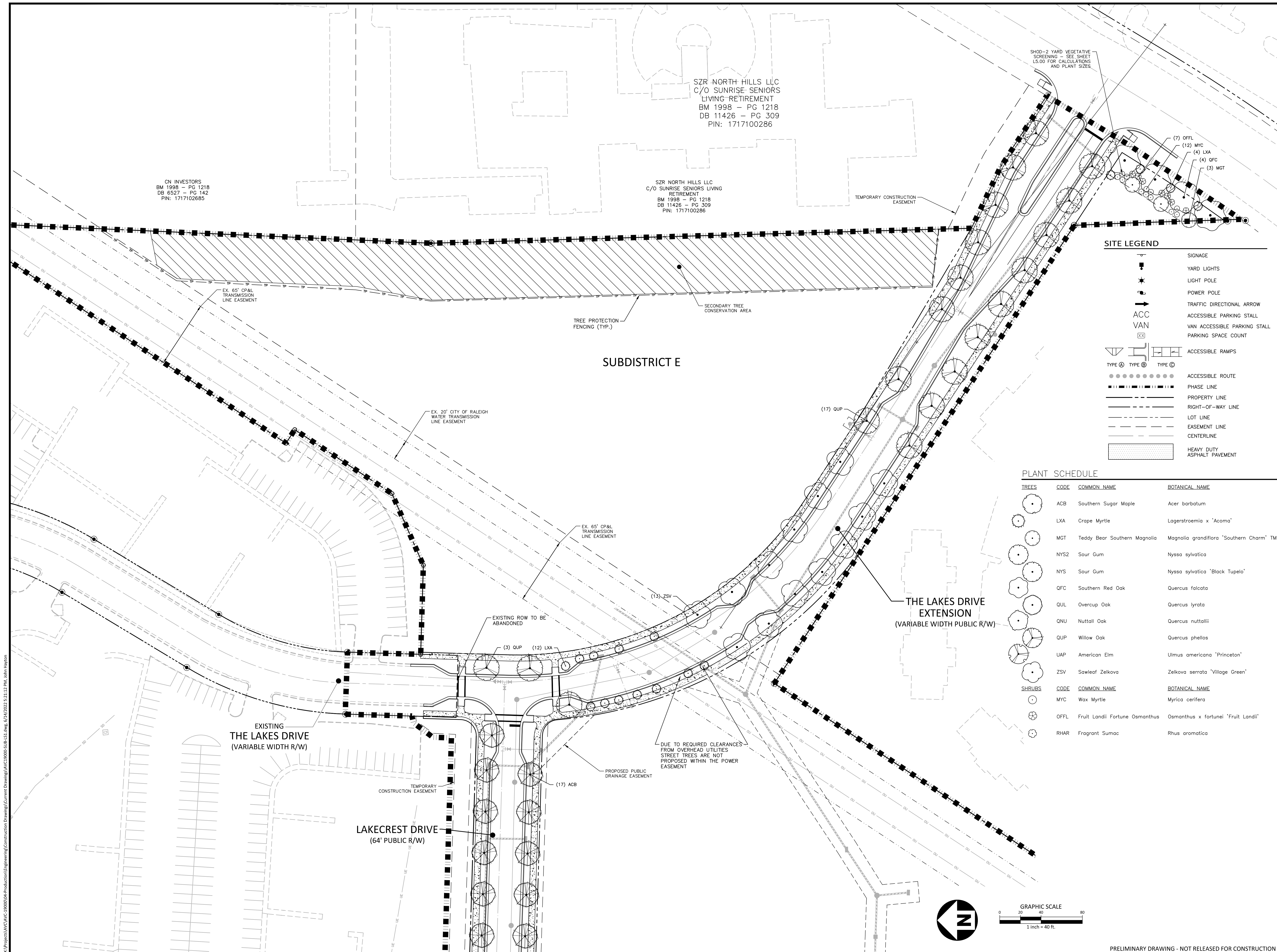
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PROJECT NO.	AVC-19000
FILENAME	AVC19000-LS
CHECKED BY	
DRAWN BY	
SCALE	1"=40'
DATE	09. 19. 2019

**SHEET**

## LANDSCAPE PLAN SUBDISTRICT "E"

# L5.03



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