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).
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.

<table>
<thead>
<tr>
<th>Stormwater Maintenance Covenant Required</th>
<th>Public Access Easement Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Slope Easement Required</td>
<td>Utility Placement Easement Required</td>
</tr>
</tbody>
</table>

**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.
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
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**
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. Stagall
Development Services Dir/Designee

Date: 07/14/2022

Staff Coordinator: Michael Walters
NORTH RIDGE APARTMENTS

6615 THE LAKES DR
RALEIGH, NORTH CAROLINA 27609

PRELIMINARY SUBDIVISION AMENDMENT PLAN

CITY OF RALEIGH CASE #: SUB-0050-2019
PROJECT NUMBER: AVC-19000

DATE: MAY 18, 2020

ATTENTION CONTRACTORS

All Construction Company representatives must be present on site any day of work. Work performed by anyone, other than the representatives of the construction company, will not be paid.あなた者の業者の代表が現場にいることを確認してください。彼らが不在の場合、工事費用は支払われません。

Conductor shall note the following (Site 1-1) for reference only. Designers shall be responsible for note of any changes or omissions.

お客様の注意

工事記録記載のみで、設計者は変更または略記を確認する責任があります。

SHEET INDEX

C.00  PROJECT NOTES
C.01  EXISTING CONDITIONS
C.02  DEMOLITION PLAN
C.03  OVERALL SUBDIVISION PLAN
C.04  SUBDIVISION PLAN - SUBDISTRICT "B"
C.05  SUBDIVISION PLAN - SUBDISTRICT "C&B"
C.06  SUBDIVISION PLAN - SUBDISTRICT "D"
C.07  SUBDIVISION PLAN - SUBDISTRICT "E"
C.08  OVERALL GRADING AND STORM DRAINAGE PLAN
C.09  GRADING AND STORM DRAINAGE PLAN - SUBDISTRICT "B"
C.10  GRADING AND STORM DRAINAGE PLAN - SUBDISTRICT "C&B"
C.11  GRADING AND STORM DRAINAGE PLAN - SUBDISTRICT "D"
C.12  GRADING AND STORM DRAINAGE PLAN - SUBDISTRICT "E"
C.13  OVERALL UTILITY PLAN
C.14  UTILITY PLAN - SUBDISTRICT "B"
C.15  UTILITY PLAN - SUBDISTRICT "C&B"
C.16  UTILITY PLAN - SUBDISTRICT "D"
C.17  UTILITY PLAN - SUBDISTRICT "E"
C.18  SITE DETAILS
C.19  WATER DETAILS
C.20  STORM DRAINAGE AND SANITARY SEWER DETAILS
L.00  LANDSCAPE PLAN - SUBDISTRICT "B"
L.01  LANDSCAPE PLAN - SUBDISTRICT "D"
L.02  LANDSCAPE PLAN - SUBDISTRICT "D"
L.03  LANDSCAPE PLAN - SUBDISTRICT "E"
L.04  TREE CONSERVATION PLAN

McADAMS
The firm of McAdams Associates, Inc.
6615 The Lakes Dr
Raleigh, NC, 27609
Phone: 919-464-2544
Fax: 919-464-2546
mcardam@aol.com
www.mcardam.com

Preliminary Subdivision Application
Planning and Development

McAdams Associates, Inc.
6615 The Lakes Dr
Raleigh, NC 27609
Phone: 919-464-5396
Fax: 919-464-5407
info@mcardam.com
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NORTH RIDGE APARTMENTS
PRELIMINARY SUBDIVISION
RALEIGH, NORTH CAROLINA, 27609

EXISTING
SANDY FORKS RD
(VARIABLE WIDTH R/W)
EXISTING
THE LAKES DRIVE
(VARIABLE WIDTH R/W)
EXISTING
LAKES ROCK DRIVE
(PUBLIC R/W, UNDER CONSTRUCTION UNDER PREVIOUSLY APPROVED SPR-0187-2020)

LOT 1
SUBDISTRICT B
11.45 ACRES
UNDER CONSTRUCTION UNDER PREVIOUSLY APPROVED SPR-0207-2020

UNITILE PLAN
SUBDISTRICT "B"

SCALE: 1" = 40'
LOT 5
SUBDISTRICT E
5.08 ACRES

LOT 4
SUBDISTRICT D
6.29 ACRES

THE LAKES DRIVE EXTENSION (VARIABLE WIDTH PUBLIC R/W)

LOT 6

SUBDISTRICT "D+E"

LOT 5
SUBDISTRICT E
5.08 ACRES

LOT 4
SUBDISTRICT D
6.29 ACRES

THE LAKES DRIVE EXTENSION (VARIABLE WIDTH PUBLIC R/W)
NOTES:

1. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

2. 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 SITE ELEMENTS TO STREET TREES.

3. 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.

SHADE TREE CALCULATIONS:

1. STREET TREES:

   - **LAKES ROCK DR FRONTAGE:**
     - Length: 2,171 LF
     - Number of Trees: 48
     - Spacing: 40' on center, on average

   - **LAKE CREST DR FRONTAGE:**
     - Length: 1,258 LF
     - Number of Trees: 32
     - Spacing: 40' on center, on average

   - **THE LAKES DR EXTENSION FRONTAGE:**
     - Length: 1,190 LF
     - Number of Trees: 33
     - Spacing: 40' on center, on average
     - Understory Trees: 12
       - Spacing: 20' on center, on average

2. STREET TREES PROPOSED TO BE PLANTED:

   - **EXISTING SITE TREES:**
     - **EXISTING TREES:**
       - Sandy Forks Rd:
         - Length: VARIABLE WIDTH R/W
         - Number of Trees:
       - Lakes Drive:
         - Length: VARIABLE WIDTH R/W
         - Number of Trees:

SITE LEGEND:

EXISTING

LANDSCAPE PLAN

SUBDISTRICT B

NOTES:

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