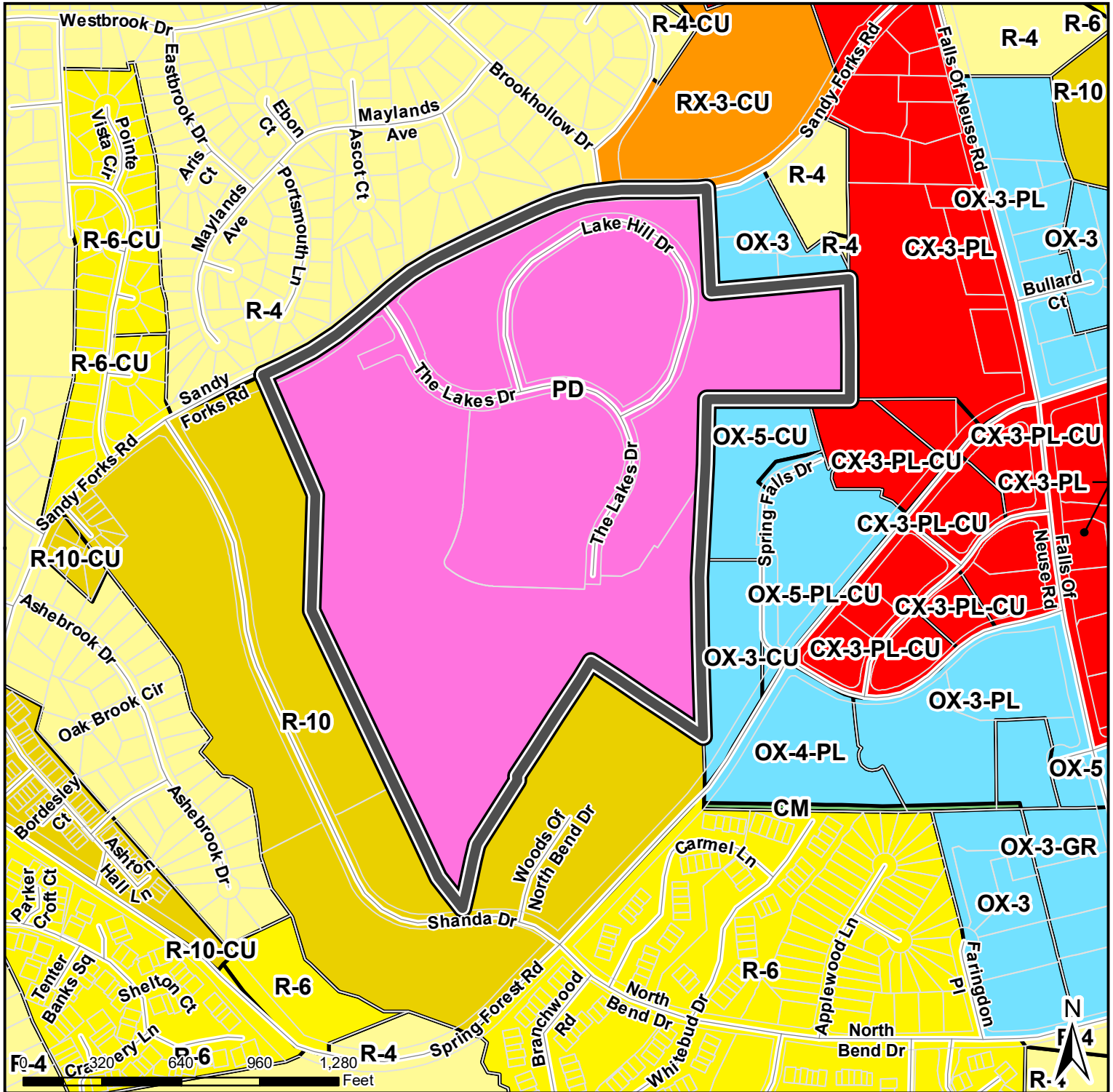
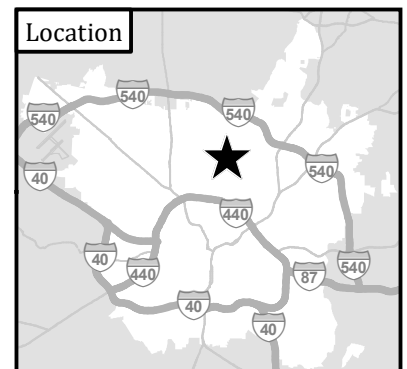


Existing Zoning

Z-39-2020



Property	0, 6615 & 6620 The Lakes Dr
Size	74.31 acres
Existing Zoning	PD
Requested Zoning	PD





Raleigh

MEMO

TO: Marchell Adams-David, City Manager
THRU: Ken Bowers, AICP, Deputy Director
FROM: Jason Hardin, Senior Planner
DEPARTMENT: Planning and Development
DATE: February 3, 2021

SUBJECT: City Council agenda item for February 16, 2021 – TCZ-2-20

On February 2, 2021, City Council authorized the public hearing for the following item:

TCZ-2-20 The Lakes Drive, approximately 74.3 acres located at [0, 0, 6300, 6620, and 6655 The Lakes Drive.](#)

Current zoning: Planned Development (PD)

Requested zoning: Planned Development (PD)

The request would retain the existing Planned Development (PD) zoning but change provisions of the PD. The changes include increasing allowed height from four to five stories on a portion of the site; reallocating units from one portion of the site to another; and removing the requirement that residential ground floors be elevated two feet above grade. The total number of units and commercial square footage would stay the same.

The request is **consistent** with the 2030 Comprehensive Plan.

The request is **inconsistent** with the Future Land Use Map.

The request is in an area without an Urban Form Map designation.

The Planning Commission recommends approval of the request (7 - 0).

Attached are the Planning Commission Certified Recommendation (including Staff Report), the Petition for Rezoning, the Planned Development narrative and plan sheets, and the Neighborhood Meeting Report.

Municipal Building
222 West Hargett Street
Raleigh, North Carolina 27601

One Exchange Plaza
1 Exchange Plaza, Suite 1020
Raleigh, North Carolina 27601

City of Raleigh
Post Office Box 590 • Raleigh
North Carolina 27602-0590
(Mailing Address)



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 12074

CASE INFORMATION: TCZ-2-20 THE LAKES

Location	Both sides of The Lakes Drive south of Sandy Forks Road Address: 0, 0, 6300, 6620, and 6655 The Lakes Drive PINs: 1717111325, 1717015477, 1717003706, 1717005113, and 1707907349 iMaps , Google Maps , Transit/Driving Directions from City Hall
Current Zoning	Planned Development
Requested Zoning	Planned Development
Area of Request	74.31 acres
Corporate Limits	The subject site is located within the corporate limits and is adjacent to properties also within corporate limits.
Property Owner	Aventon North Ridge Owner LLC; North Ridge Apartments LLC
Applicant	Aventon North Ridge Owner LLC; North Ridge Apartments LLC
Council District	A
PC Recommendation Deadline	March 8, 2021

SUMMARY OF PROPOSED CONDITIONS

1. Not applicable – request is for changes to text of existing PD

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Medium Density Residential, Public Parks and Open Space
Urban Form	None on property; adjacent to Mixed Use Center
Consistent Policies	LU 8.10 Infill Development H 1.8 Zoning for Housing EP 1.1 Greenhouse Gas Reduction
Inconsistent Policies	LU 1.2 Future Land Use Map and Zoning Consistency

PD PROVISIONS (PROPOSED TO CHANGE)

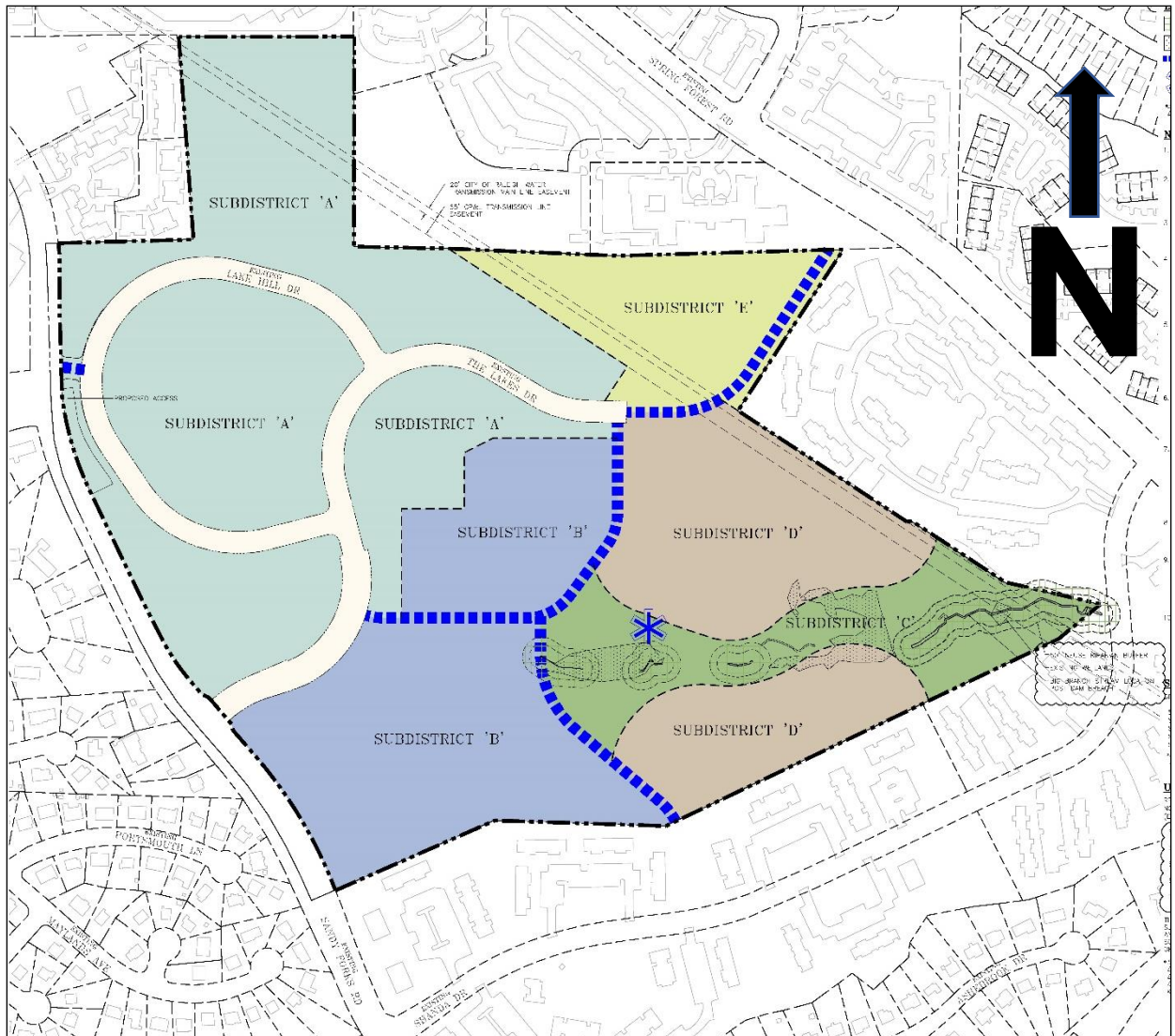
The request is to modify an existing PD. Primary provisions of the current PD include:

- Using RX as a base zoning district for use and prohibiting additional uses, including retail
- Allowing up to 1,500 residential units and 35,000 square feet of retail uses
- Allowing up to four stories in height

More detailed provisions not affected by the TCZ are included in the appendix.

The requested text change to zoning conditions (TCZ) would not change uses or add or subtract total housing units or nonresidential area. It would change the existing PD in three ways:

- Change the height limit in subdistrict D and E (see map below) from four stories and 62 feet to five stories
- Reallocate 75 units from subdistrict A to subdistrict E
- Add a provision that eliminates the code requirement that ground floors for residential buildings be elevated two feet above ground



FUTURE LAND USE MAP CONSISTENCY

The rezoning case is ☐ Consistent ☒ Inconsistent with the Future Land Use Map.

COMPREHENSIVE PLAN CONSISTENCY

The rezoning case is ☒ Consistent ☐ Inconsistent with the 2030 Comprehensive Plan.

PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
----------------------------------	-----------------------------------	---------------------	-----------------

June 8, 2020, eight attendees	October 5, 2020, 11 attendees	December 8, 2020 (Consent for deferral); Jan. 12 (deferred), Jan. 26, 2021 (recommend approval 7-0)	February 2, 2021
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PLANNING COMMISSION RECOMMENDATION

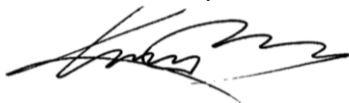
The rezoning case is **Inconsistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval** is reasonable and in the public interest because:

Reasonableness and Public Interest	The proposal is reasonable and in the public interest. It is consistent with the Comprehensive Plan and with specific policies related to infill development and to zoning for housing.
Change(s) in Circumstances	
Amendments to the Comprehensive Plan	If approved, the Future Land Use Map will be amended as to the subject parcels only from Medium Density Residential to High Density Residential. The area currently designated as Public Parks and Open Space would be slightly modified to reflect the open space area specified by the existing PD.
Recommendation	Approve (7-0)
Motion and Vote	Motion: Fox; Second: Mann In Favor: Bennett, Fox, Hicks, Lampman, Mann, O'Haver, Winters
Reason for Opposed Vote(s)	N/A

ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Comprehensive Plan Amendment Analysis

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report and Comprehensive Plan Amendment Analysis.



Planning Director

Date

Staff Coordinator: Jason Hardin: (919) 996-2657; Jason.Hardin@raleighnc.gov



TEXT CHANGE TO ZONING CONDITIONS STAFF REPORT – CASE TCZ-2-20

Planned Development District

OVERVIEW

This request involves changes to an existing Planned Development district located south of Sandy Forks Road on both sides of The Lakes Drive. The existing PD for the 74-acre site is based on the Residential Mixed Use zoning district. It allows 1,500 housing units and 35,000 square feet of commercial space in buildings that can be four stories in height.

Because the request involves a change to the text of an existing zoning district, not a change to a new district, it is a zoning text change (TCZ), not a rezoning.

The proposal would change the existing PD in the following ways:

- Change the height limit in subdistrict D and E (see map in prior section) from four stories and 62 feet to five stories
- Reallocate 75 units from subdistrict A to subdistrict E
- Add a provision that eliminates the code requirement that ground floors for residential buildings be elevated two feet above ground

A Planned Development (PD) is a zoning district that is intended to provide higher design quality by allowing modifications to certain Unified Development Ordinance (UDO) standards in exchange for greater detail of development. To create a PD, applicants start with a standard zoning district, in this case Residential Mixed Use (RX), and modify the development requirements of that district and offer specific detail of how the resulting development will provide higher design quality.

The property is currently partially developed with apartment buildings. Approximately 34.5 acres of the property is undeveloped.

The area is bordered by residential uses with the exception of its east side, which is adjacent to office and retail uses located along Wake Forest Road. Existing zoning reflects the pattern of current uses, with residential zoning along the north, south, and west and mixed-use zoning to the east.

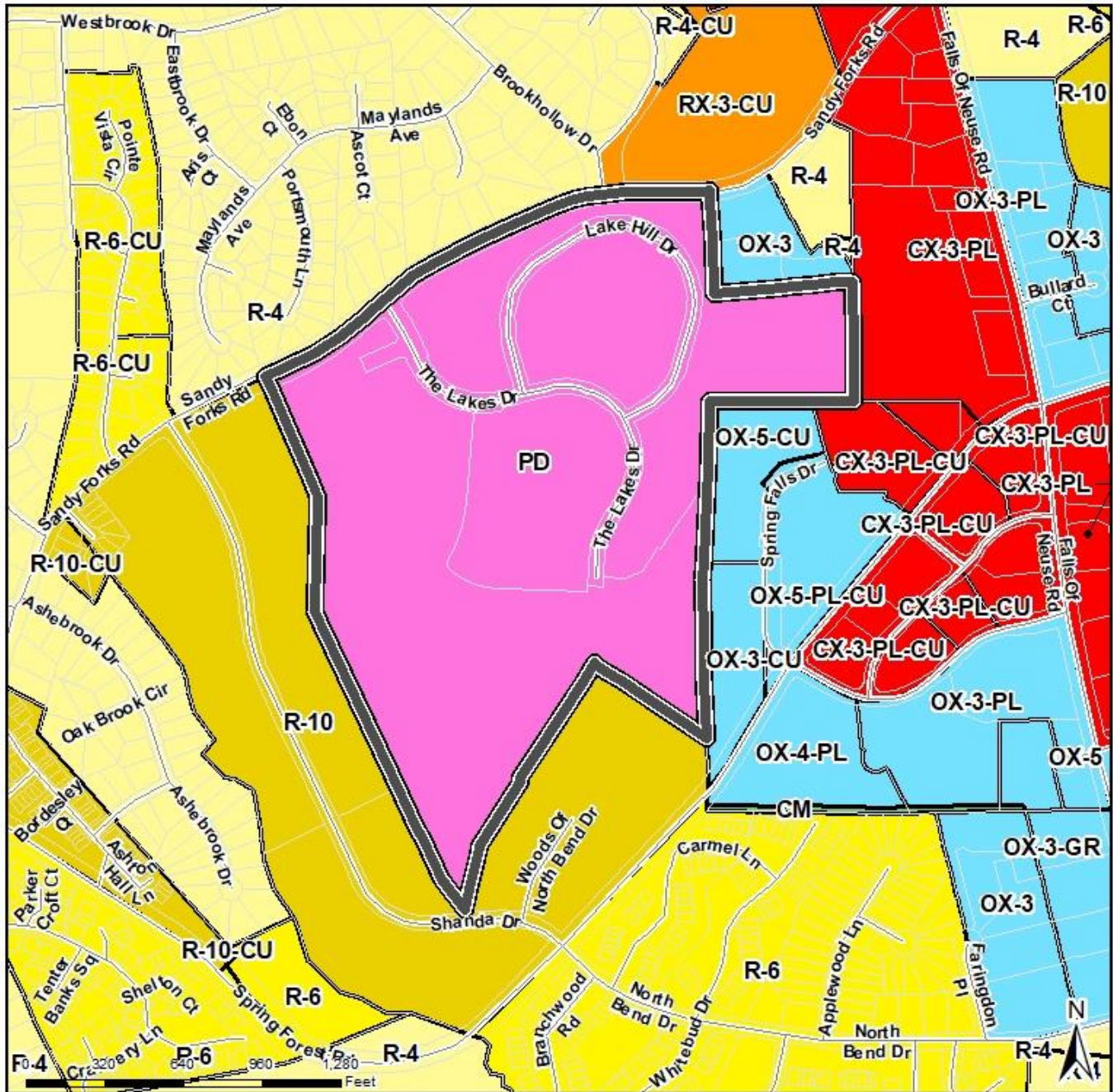
The Future Land Use Map primarily designates the subject site for Medium Density Residential. A portion of the site is designated as Public Parks and Open Space, which correlates roughly with a portion of the existing PD that provides open space and recreational uses. The area has no designation on the Urban Form Map.

OUTSTANDING ISSUES

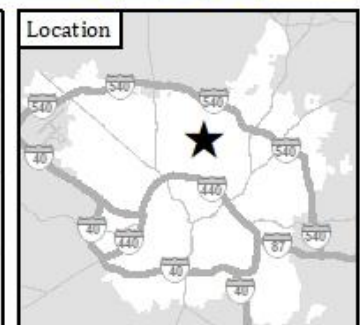
Outstanding Issues	1. None	Suggested Mitigation	1. N/A
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Existing Zoning

Z-39-2020



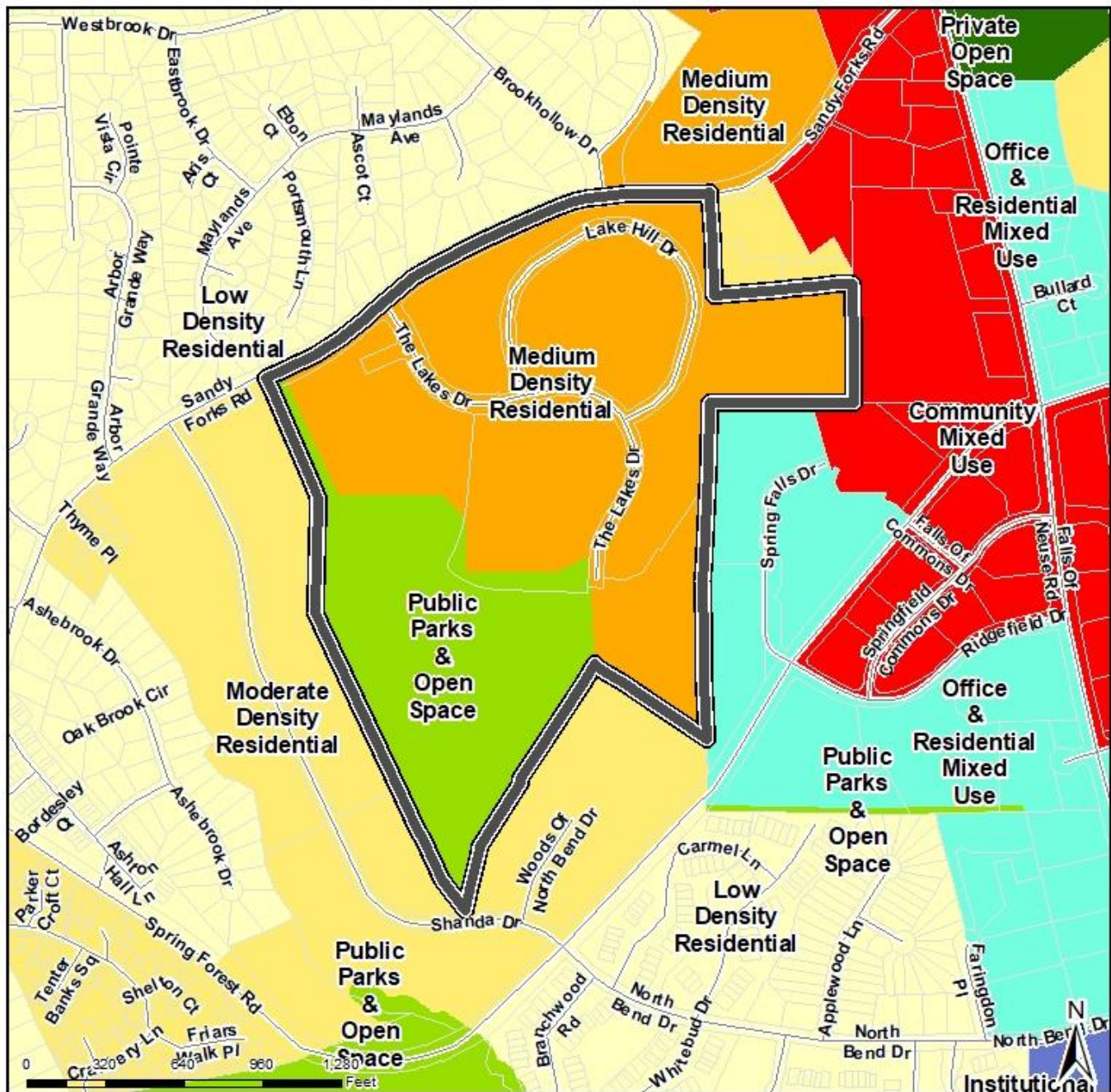
Property	0, 6615 & 6620 The Lakes Dr
Size	74.31 acres
Existing Zoning	PD
Requested Zoning	PD



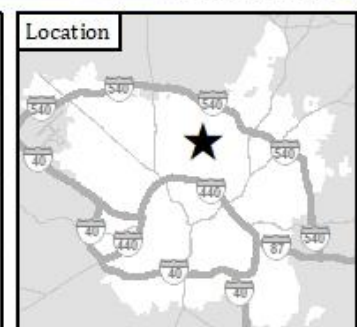
Map by Raleigh Department of City Planning (mansolf): 8/12/2020

Future Land Use

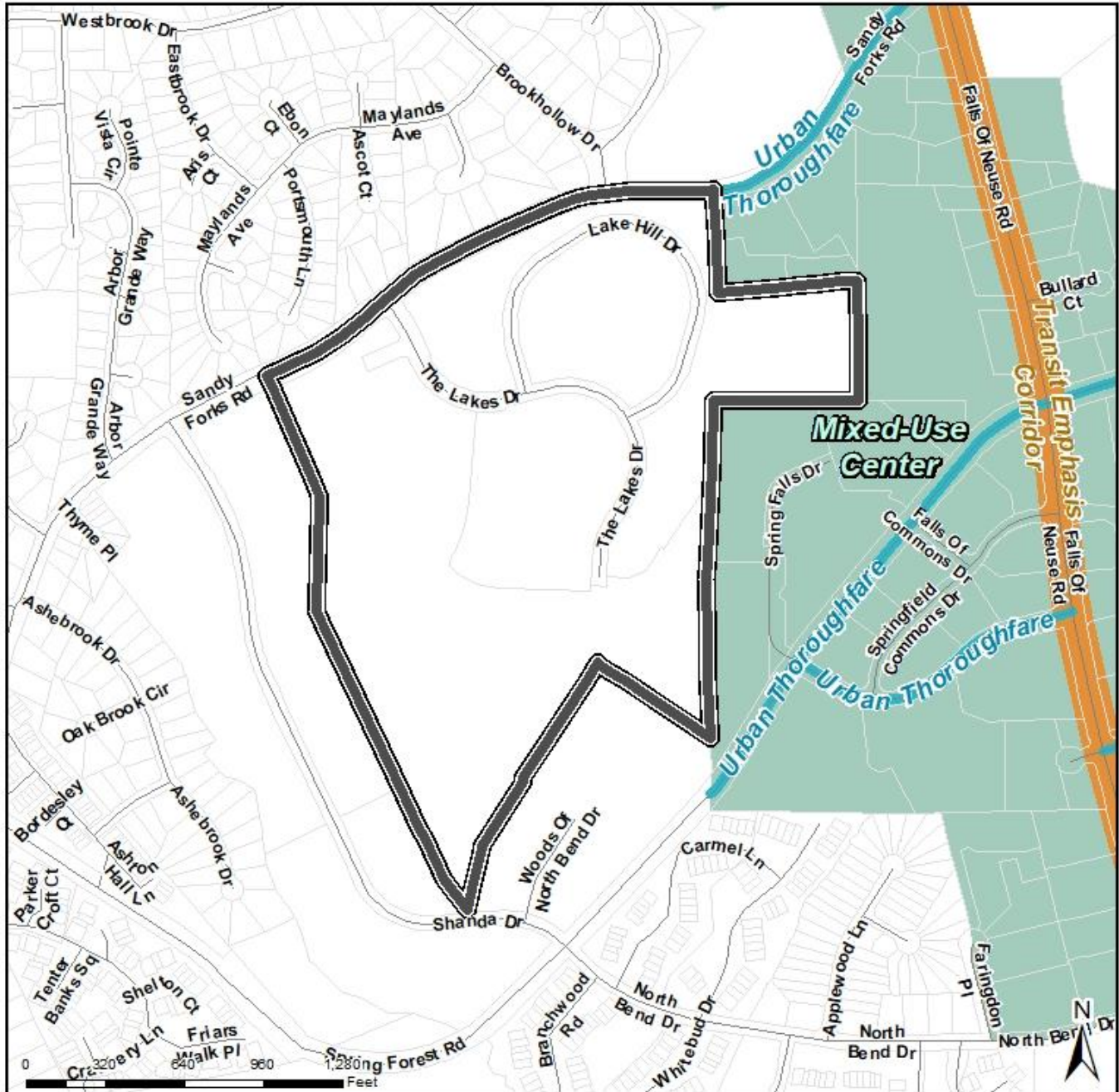
Z-39-2020



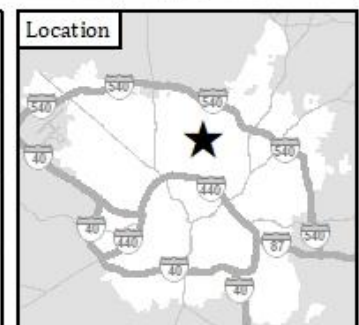
Property	0, 6615 & 6620 The Lakes Dr
Size	74.31 acres
Existing Zoning	PD
Requested Zoning	PD



Map by Raleigh Department of City Planning (mansolf); 8/12/2020



Property	0, 6615 & 6620 The Lakes Dr
Size	74.31 acres
Existing Zoning	PD
Requested Zoning	PD



Map by Raleigh Department of City Planning (mansell): 8/12/2020

Comprehensive Plan

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?

Yes, it is consistent, particularly with the theme of Expanding Housing Choices and the specific policies of Zoning for Housing and Infill Development.

- B. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?

The map designates most of the area for Medium Density Residential. In its outlines, the Planned Development both as it exists and as proposed to change is generally consistent with that category. The request would not allow additional density or uses. However, the request would permit five stories, while the Medium Density Residential category envisions only up to four stories in areas such as this.

A section of the property is designated for Public Parks and Open Space. That correlates roughly with the area in the PD that is designated for parks, recreation, and open space (subdistrict C).

- C. If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?

The use is designated on the FLUM, and the height permitted would not adversely affect the area.

- D. Will community facilities and streets be available at City standards to serve the use proposed for the property?

The change would not result in additional density or more intense uses, and facilities are available.

Future Land Use

Future Land Use designation: Medium Density Residential, Public Parks and Open Space

The rezoning request is

☐ **Consistent** with the Future Land Use Map.

☒ **Inconsistent**

The request is consistent in terms of use, but not height. The Medium Density Residential category envisions only up to four stories in locations such as this. If approved, the request would trigger a FLUM change to High Density Residential. The

Public Parks and Open Space area also would be revised to better reflect the subdistrict of the PD that currently is designated for open space, parks, and recreation.

Urban Form

Urban Form designation: None

The rezoning request is

- ☐ **Consistent** with the Urban Form Map.
- ☐ **Inconsistent**
- ☒ **Other** (No Urban Form designation)

Compatibility

The proposed rezoning is

- ☒ **Compatible** with the property and surrounding area.
- ☐ **Incompatible.**

The request would permit residential uses and a relatively small amount of commercial uses in an area where both are permitted and that is already developed with residential buildings at a similar scale.

Public Benefits of the Proposed Rezoning

- The proposal would facilitate the provision of housing on the site
- The housing would be in the form of apartment or townhome building types, which tend to be less expensive than other housing types
- The existing PD permits some nonresidential uses, and the area is close to a mixed-use area that runs along Falls of Neuse Road

Detriments of the Proposed Rezoning

- None

Policy Guidance

*The rezoning request is **consistent** with the following policies:*

LU 8.10 Infill Development

Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.

- The request would facilitate infill development on a vacant parcel and would not represent a sharp change in the development pattern.

H 1.8 Zoning for Housing. Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.

- *The request would facilitate the production of housing. It permits housing types other than detached houses. Apartments and townhouses, which are both permitted, tend to be more affordable than other housing types.*

EP 1.1 Greenhouse Gas Reduction. Promote best practices for reducing greenhouse gas emissions as documented through the U.S. Mayors’ Climate Protection Agreement.

- *The request facilitates the development of housing types – apartment and townhouse – that tend to be more energy-efficient than detached houses. It is in an area that is more walkable than the city average, so trips are more likely to be on foot or in the form of shorter vehicle trips.*

*The rezoning request is **inconsistent** with the following policies:*

L 1.2 Future Land Use Map and Zoning Consistency

The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.

- The use is consistent with the Medium Density Residential category, and the proposed change would not permit additional density. However, it would allow five stories of height. The Medium Density Residential category does envision five stories, but only in areas with high-frequency transit or that are at the core of a mixed-use district. In other areas, such as the one involved in this request, four stories is the recommended maximum.

Area Plan Policy Guidance

The site is not within an existing area plan boundary

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	28	Essentially the same as the average
Walk Score	30	38	Slightly higher than the city average

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. The scores also correlate with shorter vehicle trips, which also produce less carbon. The city has a wide range of scores. Raleigh Municipal Building, for instance, has a Walk Score of 92, meaning the area is highly pedestrian-friendly and that many destinations are within a short walk. Some areas in the city have scores in single digits, indicating that few if any destinations are within walking distance, so nearly all trips are made by car.

Summary: The location is slightly more walkable than the city average, meaning that residents here are more likely to walk to destinations, leading to a smaller transportation carbon footprint.

Carbon/Energy Footprint: Housing

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	No
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	Yes
Larger Apartment	34.0	Yes

Source: U.S. Energy Information Administration, 2015 survey. Statistics for residential structures in the South.

Summary: The proposal only permits more energy-efficient housing types, meaning that development here will have a much smaller building carbon footprint than areas with only detached houses.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	No change	The request does not add units, but it facilitates residential development on the site
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	It only permits apartments and townhouses
If not a mixed-use district, does it permit smaller lots than the average?*	N/A	It is a mixed-use district
Is it within walking distance of transit?	Yes	The eastern half the site is roughly within a quarter-mile to a half-mile of transit on Wake Forest Road; the western half is a slightly further distance to transit on Six Forks Road

**The average lot size for detached residential homes in Raleigh is 0.28 acres.*

Summary: The proposal would facilitate housing types that tend to be less expensive than detached houses

IMPACT ANALYSIS

Historic Resources

The site is not located within or adjacent to a National Register Historic District or Raleigh Historic Overlay District. It does not include nor is adjacent to any National Register individually-listed properties or Raleigh Historic Landmarks.

Impact Identified: None

Parks and Recreation

1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors.
2. Nearest existing park access is provided by Cedar Hills Park (0.3 miles) and Optimist Park (1.3 miles).
3. Nearest existing greenway trail access is provided by Snelling Branch Greenway Trail (1.3 miles).
4. Current park access level of service in this area is graded a B letter grade.

Impact Identified: None, although to the extent the change facilitates housing development it will result in higher demand for nearby parks

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	0	377,397	377,397
Waste Water	0	377,397	377,397

Impact Identified:

1. The proposed rezoning would add approximately 315,571 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area
2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy

3. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developed

Stormwater

Floodplain	None
Drainage Basin	Big Branch
Stormwater Management	Subject to stormwater regulations under Article 9 of UDO
Overlay District	none

Impact Identified: Neuse River buffers and wetlands are present

Transportation

Site and Location Context

Location

The TCZ-2-20 Site is in North Raleigh, southwest of the intersection of Sandy Forks Road and Falls of Neuse Road.

Area Plans

The site is not located in an area of an adopted area plan (Map AP-1) in the Comprehensive Plan.

Existing and Planned Infrastructure

Streets

The master plan dominates a large block surrounded by four streets: Falls of Neuse Road, Sandy Forks Road, Shanda Drive, and Spring Forest Road. The existing block perimeter for the site is approximately 11,000 feet.

Sandy Forks Road is designated as a 2-lane divided avenue in the Raleigh Street Plan (Map T-1 in the Comprehensive Plan) and is maintained by the city of Raleigh. Falls of the Neuse Road is designated as a 6-lane divided avenue and is maintained by NCDOT. Shanda Drive is not designated in the street plan (and is therefore a local street) and is maintained by the City of Raleigh. Spring Forest Road is designated as a 4-lane divided avenue and is maintained by NCDOT. Within the site are two no-outlet public streets maintained by the City of Raleigh, Lake Hill Drive and The Lakes Drive.

In accordance with UDO section 8.3.2, the maximum block perimeter for PD zoning districts may be set by the master plan. The base district for the master plan is RX-5, which has a block perimeter maximum of 2,500 feet in UDO section 8.3.2. The master plan includes and

internal street network to improve connectivity and block perimeter. This network connects to the boundary of the master plan in three locations:

- A connection between Lake Hill Drive and Sandy Forks Road near Brookhollow Drive.
- A stub that could be extended to Shanta Drive near 6200 Shanda Drive.
- A stub that could be extended to Spring Forest Road at 615 Spring Forest Road.

If these stubs are connected through development outside of the TCZ-2-20 site, six blocks would result, with perimeters varying from 2,200 feet to 7,500 feet.

Pedestrian Facilities

There are complete sidewalks on Sandy Forks Road but not on all the internal public streets within the planned development district. Master plan sheet P-4 requires sidewalks on both sides of all public streets, existing and proposed.

Bicycle Facilities

There are bicycle lanes on Sandy Forks Road and Spring Forest Road. A multi-use path is on the east side of Falls of Neuse Road.

Transit

The GoRaleigh Route 2 operates along Falls of Neuse Road at 30-minute frequency and with stops near Sandy Forks Road and Spring Forest Road.

Access

The TCZ-2-20 Site is access by Sandy Forks Road.

Other Projects in the Area

The City of Raleigh has a project to widen and improve Six Forks Road between Lynn Road and Rowan Street. This project will result in the installation of a median and a separated bikeway as called for in the Six Forks Corridor Plan. The project will be in design through 2021.

Traffic Impact Analysis (TIA) Determination

TCZ-2-20 would not change the entitlement of the site from the existing master plan, adopted with Z-33-16. A TIA was prepared for Z-33-16 that did not highlight any concerns with infrastructure sufficiency or mitigations. Therefore, any TIA requirements were waived.

Urban Forestry

The property is subject to tree conservation regulations.

Impact Identified: None beyond that addressed by code

Impacts Summary

No impacts beyond those addressed by code

Mitigation of Impacts

No additional mitigation needed

CONCLUSION

The request is not strictly consistent with the Future Land Use Map due to its five-story height allowance. However, it would facilitate the production of more affordable housing types – apartments and townhouses – that also are more energy efficient than other forms of housing. Accordingly, it is consistent with key policies that support housing production and reducing carbon emissions. Those policies, and the proposal's consistency with the key Comprehensive Plan theme of expanding housing choices, make it consistent with the Comprehensive Plan overall.

CASE TIMELINE

Date	Action	Notes
8/10/20	Petition filed	
9/9/20	Revisions made	Increase in units removed
10/6/20	Text change authorized	Council voted to authorize
11/17/20	Revisions made	Commitment to connect to Shanda Drive clarified
12/8/20	Planning Commission	On consent agenda for deferral

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	PD	R-4, RX-3-CU	R-10	OX-3, CX-3-PL, OX-5-CU, OX-3-CU	R-10
Additional Overlay	-	-	-	-	-
Future Land Use	Medium Density Residential; Public Parks and Open Space	Low Density Residential; Medium Density Residential	Moderate Density Residential	Moderate Density Residential; Community Mixed Use; Office and Residential Mixed Use	Moderate Density Residential
Current Land Use	Residential	Residential	Residential	Residential, Retail	Residential
Urban Form	-	-	-	Mixed Use Center	-

CURRENT VS. PROPOSED ZONING SUMMARY (NO CHANGES)

	EXISTING ZONING	PROPOSED ZONING
Zoning	PD	PD
Total Acreage	74.31	74.31
Setbacks/Build/to:		
Subdistrict A	None	None
Other Subdistricts	0'-100'	0'-100'
Residential Density:	20 units/acre	20 units/acre
Max. # of Residential Units	1,500	1,500
Max. Gross Office SF	35,000	35,000
Max. Gross Restaurant SF	35,000	35,000
Max. Gross Industrial SF	-	-

*The development intensities for proposed zoning districts were estimated using an impact analysis tool. The estimates presented are only to provide guidance for analysis.



COMPREHENSIVE PLAN AMENDMENT ANALYSIS – CASE TCZ-2-20

OVERVIEW

The area is currently designated as Medium Density Residential and Public Parks and Open Space on the Future Land Use Map. In areas that are not at the core of a mixed-use area or served by high-frequency transit, Medium Density Residential calls for height of up to four stories, while this request would permit up to five stories in part of the overall PD. Therefore, if the request is approved, the map would change to High Density Residential. Additionally, the existing and revised PD both permit residential development on part of the area designated as Public Parks and Open Space. That area would be accordingly revised to Medium Density Residential and High Density Residential.

AMENDED MAPS

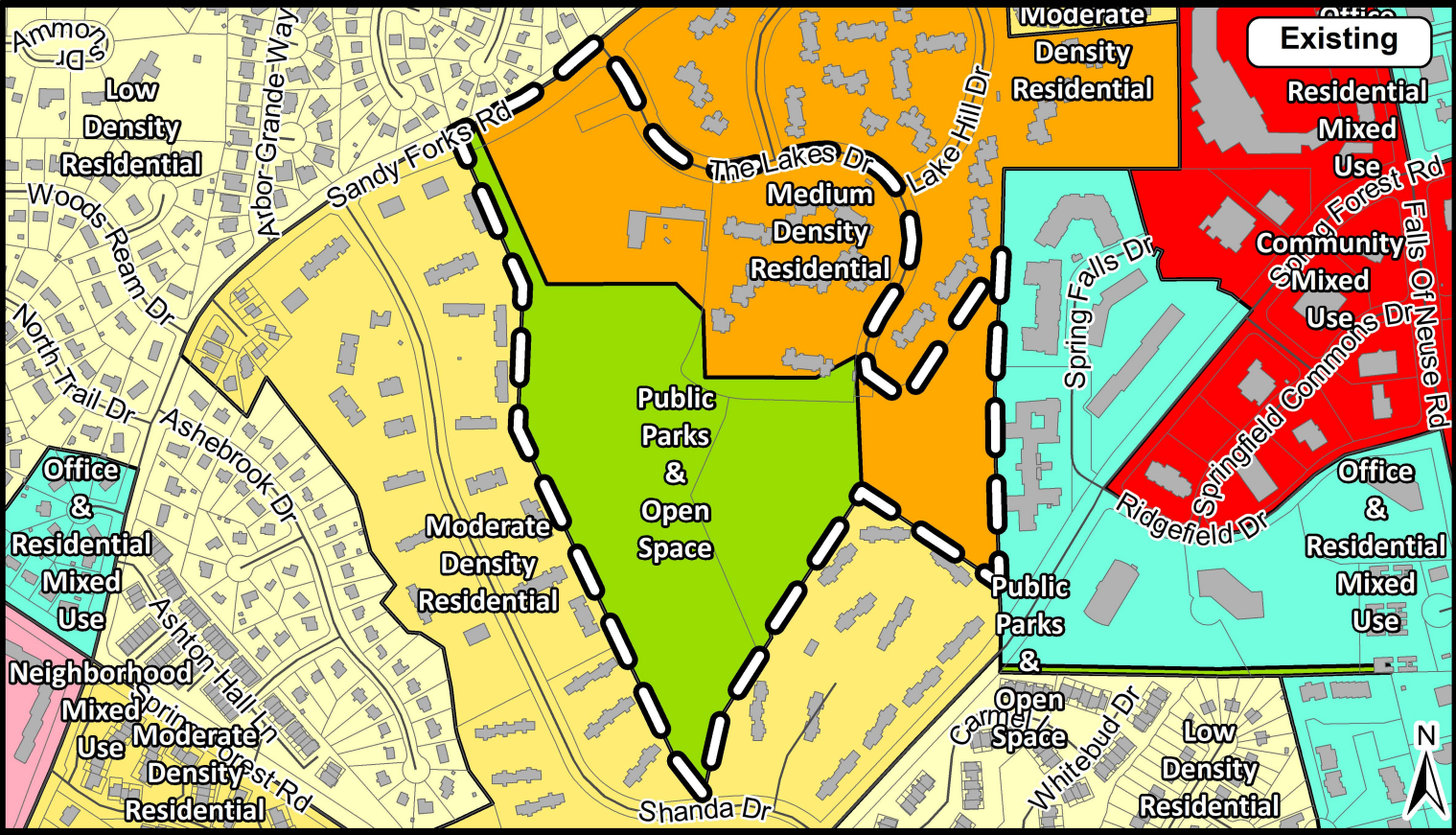
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IMPACT ANALYSIS

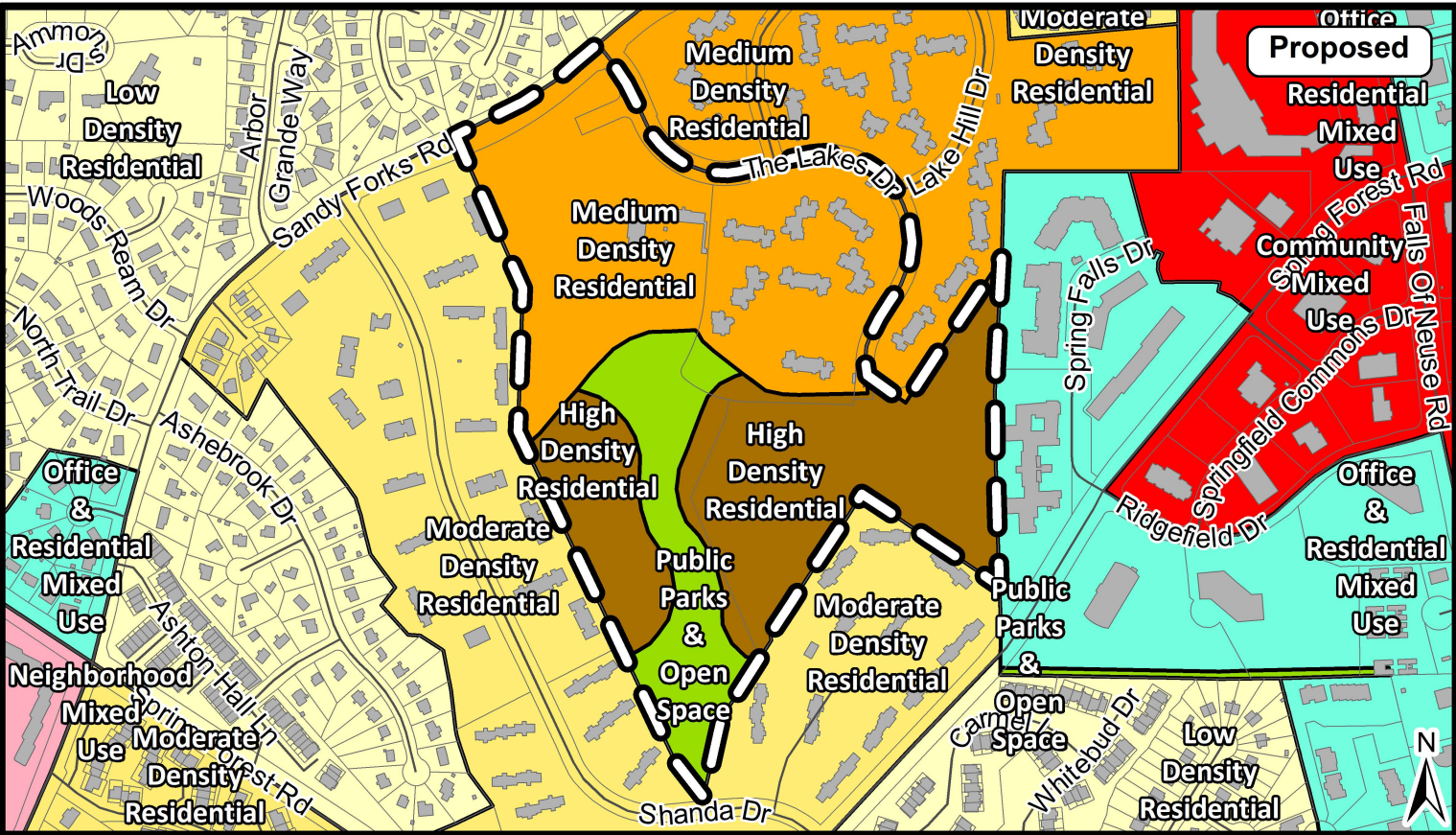
The amendment would reflect the decision about the appropriateness of the requested zoning category.

TCZ-2-2020: Required Amendment to the Future Land Use Map

Existing Designation: Medium Density Residential / Public Parks & Open Space



Proposed Designation: Medium Density Residential / High Density Residential / Public Parks & Open Space



Relevant Planning Commission Minutes January 26, 2021: TCZ-2-20

AGENDA ITEM (F) 3: TCZ-2-20 – The Lakes.

This case is located The Lakes, on both sides of The Lakes Drive south of Sandy Forks Road.

Approximately 74.31 acres is requested to be subject to a text change by North Ridge Land Partners LLC and North Ridge Apartments LLC. The text change would amend the existing PD in the following ways:

- Permitting five-story buildings rather than four-story buildings in the southern portion of the PD
- Reallocating residential units from one portion of the PD area to another. The total number of units would remain 1,500, and the total nonresidential square footage would remain at 35,000 square feet.
- Modifying code standards for residential buildings to not require 2' elevation above ground level.

Planner Hardin presented the case.

Michael Birch representing the applicant gave a brief overview of the case regarding the reason for the additional requested height; the curb line and grading.

There was discussion regarding the high-powered utility line in the area and the city policy or regulation of development in and around a high-powered utility line.

Michael Birch responded that Duke energy is the easement holder and that they do not allow easement structures.

Ms. Fox made a motion to approve this case. Mr. Mann seconded the motion.

Commissioners how do you vote?

Bennett (Aye), Fox (Aye), Hicks (Aye), Lampman (Aye), Mann (Aye), O'Haver (Aye) and Winters (Aye). The vote was unanimous 7-0.

MASTER PLAN (MP-4-16)

NORTH RIDGE PD

PLANNED DEVELOPMENT DISTRICT

± 74.31 ACRES

OWNER:

North Ridge Land Partners LLC
&
North Ridge Apts LLC

CONSULTANTS:

Michael Birch
Longleaf Law Partners

Brian Purdy
McAdams Company

Adopted: May 1, 2017 (Z-33-16/MP-4-16)

Amended: [MONTH] [DAY], 2020 (TCZ-2-20)

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K. Common Signage Plan	10

SUMMARY INFORMATION

A.	Name of Owner:	North Ridge Land Partners LLC 11710 Bowman Green Drive Reston, VA 20190 North Ridge Apts LLC 11710 Bowman Green Drive Reston, VA 20190
B.	Attorney:	Michael Birch Longleaf Law Partners 4590 Creedmoor Road, Suite 302 Raleigh, NC 27612 Tel: 919.645.4317 mbirch@longleaflp.com
C.	Land Planner and Civil Engineer	Brian Purdy McAdams Company One Glenwood, Suite 201 Raleigh, NC 27603 919.823.4300 purdy@mcadamsco.com

1. INTRODUCTION

This document and the accompanying exhibits submitted herewith (collectively, the "Master Plan") are provided pursuant to provisions of the Unified Development Ordinance (the "UDO") associated with the Planned Development ("PD") District for Hawthorne North Ridge (the "Development"). The Development encompasses approximately 74.38 acres bounded by Sandy Forks Road to the west, Spring Forest Road to the north and east and Shanda Drive to the south (the "Property"). The Property was originally developed in the 1970s as a garden-style, apartment community with approximately 600 units (the "Existing Buildings"), a clubhouse and recreational facilities, including a pool and tennis courts. It also contains two remnant ponds created for an agricultural use that predated the original apartment development.

The City made significant improvements along Sandy Forks Road adjacent to the Property, including widening and installation of sidewalks and streetscape. The Development includes the renovation of the Existing Buildings and adding new multifamily units. In addition, it will include new recreational amenities, including walking trails, community garden, playground, a dog park and greenway. The Development is proposed at densities appropriate to the location of the Development, market conditions, Comprehensive Plan guidance, the nature of land uses in the vicinity, and the City's investment in existing infrastructure. Accordingly, the Master Plan sets forth density and square footage limitations as well as modifications to the UDO as appropriate to accomplish the development program described herein.

A prior rezoning request (Z-33-16/MP-4-16), adopted by City Council on May 1, 2017, first rezoned the Property to a Planned Development district. This amended Master Plan retains most of the prior plan's standards, but moderately increases the amount of allowable residential units in Subdistrict E with a corresponding decrease in the amount of units in Subdistrict A, increases the allowable height from 4 to 5 stories in Subdistricts D and E, and eliminates the 2' ground floor elevation above average grade requirement in all subdistricts. These minor changes preserve the spirit and intent of the initial plan.

2. COMPREHENSIVE PLAN

The Master Plan for the Development addresses the development and redevelopment of approximately 74.38 acres located in North Raleigh along a recently improved Sandy Forks Road. For a graphic depiction of the area to be rezoned, please refer to the existing conditions plan submitted with this Master Plan as plan sheet P-1. The purpose of this rezoning and Master Plan is to support, in an economically viable manner, the redevelopment of the Property, which a) provides the public significant recreational amenities in this part of the City, b) provides for the renovation, conformity and preservation of existing building stock, c) adds appropriately scaled new multifamily housing to meet the City's growing needs and d) improves circulation in the area.

The Future Land Use Map ("FLUM") identifies the Property as split between Medium Density Residential and Public Parks and Open Space. Medium density residential applies to garden apartments, condominiums and suburban-style apartment complexes. Consistent with the FLUM, the proposed density in connection with the Development is Medium Density Residential. The area of the Property identified as Public Parks and Open Space currently contains two manmade ponds and no recreational amenities. In its place, the Development will include new recreational amenities, including walking trails, community garden, playground, a dog park and greenway. As the headwaters to the Big Branch Creek, the Property offers an opportunity to restore a natural environmental feature and connect it to the nearby

Cedar Hills Park as well as establish a critical future link to the City's greenway system. In addition, the Development will further a number of policies in the Comprehensive Plan. For example, it will serve as a pedestrian-oriented development with improved circulation within the Property and to surrounding street networks. It will also add several new connections to the surrounding public street network, improving interconnectivity in the area.

3. RENOVATION OF EXISTING BUILDINGS

The Owner commits to spend a minimum of \$8,000,000 on site improvements, interior and exterior building improvements and amenity improvements related to the Existing Buildings in Subdistrict A ("Subdistrict A Improvements") to preserve more affordable building stock in this area of the City as follows: From May 2, 2017 (the date of adoption of MP-4-2016) forward, Owner will spend a minimum of \$4,000,000 on Subdistrict A Improvements prior to obtaining a Certificate of Occupancy for a maximum of 300 newly constructed residential units in Subdistrict B, D or E. From May 2, 2017 forward, Owner will spend not less than a total of \$8,000,000 on Subdistrict A Improvements prior to obtaining a Certificate of Occupancy for more than 300 newly constructed residential units in Section B, D or E.

4. DEVELOPMENT OF PARK AND OPEN SPACE

The Owner commits to create parks and open space that provide needed improvements for the public in this area of the City. In connection with the initial site plan for new development on the Property, the Developer will include development of parks and open space. In Subdistrict C, the site plan shall include a minimum of three improvements among the following: dog park, walking trail, greenway connection, open field, playground and community garden. Such improvements shall be situated in an open space area with a minimum of five acres. This park and open space area in Subdistrict C will be available to the public. It is anticipated that the improvements in Subdistrict C shall be constructed to City standards and conveyed to the City for maintenance upon approval by the City. It is also anticipated the improvements in Subdistrict C shall include public art and a venue for entertainment. In addition, the Development will include other open space areas such that the overall open space shall exceed the requirements for Planned Development Districts.

5. INTENT FOR PD DISTRICTS

The proposed Development meets the intent of the PD District in several ways. In particular, the PD District will help the Development to achieve a high quality project design. It will facilitate the integration of a cohesive development that allows residents access to a range of amenities, including parks and open space and recreational amenities, better pedestrian and bicycle circulation throughout the area that is walkable and medium scale. The PD District allows the Development to update an older suburban site while keeping some existing, more affordable building stock, improve transportation circulation in this area and provide better amenities to residents and the public while in keeping with the surrounding scale and placing minimal impact on the area's infrastructure. Finally, the PD acts as a relief valve to the prescriptive aspects of the UDO. The Existing Buildings were constructed prior to many UDO requirements. As such, this master plan will bring a number of aspects of the Existing Buildings into conformity with the UDO.

6. GENERAL DESIGN PRINCIPLES AND URBAN DESIGN GUIDELINES

The Development meets the General Design Principles for PD Districts in a number of ways. It preserves existing building stock, bringing it into conformity with the UDO, while creating an opportunity for new residential development to meet the City's growth. Internal connections provide convenient pedestrian access throughout the Development along with connections to the surrounding area, tying into the newly upgraded Sandy Forks Road. Instead of using private drives as many other multifamily developments do, the Development will have public streets (classified as Neighborhood Streets) throughout with sidewalks and a width sufficient to accommodate bicycles. It will also provide new connectivity to the surrounding street system such as Sandy Forks Road, Shanda Drive and the potential for a connection to Spring Forest Road. Therefore, it will create a bicycle friendly environment throughout, accommodating bicycle circulation and tying into the proposed greenway trail that provides connectivity to Cedar Hills Park and other future greenway corridors.

The Development will be well-integrated and provide ample recreational amenities – both passive and active – to serve the public. A substantial buffer and landscaping surround the Development. Architecture and landscaping will provide a cohesive design to the buildings and surroundings, fitting with the topography, site and climate. For example, new buildings will face the public streets, affording easy access for pedestrians and helping to delineate streets and mask parking lots. The Development restores two manmade ponds to a natural state that can be utilized as an amenity for the public. Finally, the development pattern has a scale that ensures the residents have ample access to open space and light.

In addition, the Development incorporates a number of elements of the Urban Design Guidelines. For example, open spaces provide convenient seating opportunities and are integrated throughout the Development. In particular, the Development includes a number of parks and open space amenities such as walking trails, dog park, playground and community garden for the public. Internal streets are interconnected throughout, providing ease of circulation and access for residents along with sidewalks for pedestrian mobility. The Development transitions to the surrounding neighborhoods include substantial buffering and landscaping. It also provides new connections to the surrounding public street network, improving interconnectivity in the City.

7. LAND USE INTENSITY

Land use intensities for the Development are described in the site data table on plan sheet P-2 submitted with this Master Plan. The maximum development intensities can be transferred among subdistricts so long as the overall limitation on intensities for the five subdistricts is not exceeded. Subdistrict sizes and general building locations are shown on Plan Sheet P-2 submitted with this Master Plan. In Phase 1, the Development shall include at least two of the following buildings types: apartment, townhome, civic, general, and open lot.

The maximum land use intensities for each subdistrict and building types shown in the land use plan are outlined below:

A. Subdistrict A

1. **Uses and Density.** Subdistrict A may be developed for up to 525 dwelling units and 7000 square feet of nonresidential use.
2. **Building Height.** Buildings located in Subdistrict A shall be limited to 4 stories and 62 feet in height.
3. **Building Type.** Subdistrict A may contain Apartment and Townhome Building Types for residential uses and Civic, General, and Open Lot Building Types for nonresidential uses.

B. Subdistrict B

1. **Uses and Density.** Subdistrict B may be developed for up to 7000 square feet of nonresidential use and 350 dwelling units.
2. **Building Height.** Buildings located in Subdistrict B shall be limited to 4 stories and 62 feet in height.
3. **Building Type.** Subdistrict B may contain Apartment and Townhome Building Types for residential uses and Civic, Open Lot, General Building Types for nonresidential uses.

C. Subdistrict C

1. **Uses and Density.** Subdistrict C may be developed for recreational uses in addition to parks and open space and 7000 square feet of nonresidential use.
2. **Building Height.** Buildings located in Subdistrict C shall be limited to 3 stories and 45 feet in height.
3. **Building Type.** Subdistrict C may contain Open Lot, Civic and General Building Types for nonresidential uses.

D. Subdistrict D

1. **Uses and Density.** Subdistrict D may be developed for up to 450 dwelling units and 7000 square feet of nonresidential use.
2. **Building Height.** Buildings located in Subdistrict D shall be limited to 5 stories in height.
3. **Building Type.** Subdistrict D may contain Apartment and Townhome Building Types for residential uses and Open Lot, Civic, and General Building Types for nonresidential uses.

E. Subdistrict E

1. **Uses and Density.** Subdistrict E may be developed for up to 175 dwelling units and 7000 square feet of nonresidential use.
2. **Building Height.** Buildings located in Subdistrict E shall be limited to 5 stories in height.
3. **Building Type.** Subdistrict E may contain Apartment and Townhome Building Types for residential uses and Civic, Open Lot, and General Building Types for nonresidential uses.

8. TRANSPORTATION INFRASTRUCTURE IMPROVEMENTS

Development pursuant to this Master Plan is subject to the “Recommended Improvements by Developer” for the three scenarios set forth in Section 11 “Recommendations” of the Traffic Impact Analysis prepared by Ramey Kemp & Associates, Inc. and dated December 2016. Specifically, development of Scenario 3 conditions, which assumes development of 600 new apartment units in addition to the 600 existing apartment units, requires construction of a new site access point at Shanda Drive via a full movement intersection with one ingress lane and one egress lane and with stop control for the site driveway at Shanda Drive.

9. MODIFICATIONS REQUESTED PURSUANT TO UDO SECTION 4.7.2

This PD District proposes certain modifications to the UDO pursuant to UDO Section 4.7.2. They are as follows:

A. New Streets and Block Perimeter

The existing, internal street network was constructed prior to new street and block perimeter requirements in the UDO. As such, existing streets in the Development will not be subject to the new streets requirements contained in Article 8.4. In addition, block perimeter standards contained in Article 8.3 shall be satisfied for the Development based upon the existing and proposed public street network as conceptually shown on the plan sheets, which will not create any lots without direct street frontage or create safety issues or contribute to congestion.

B. Use Standards

This master plan selects Residential Mixed Use (RX) district as its base district, which is appropriate for properties identified as medium density residential on the Future Land Use Map. The following uses permitted in the RX District shall be prohibited:

college, community college, university;
retail sales
dormitory, fraternity, sorority;
telecommunications tower;
cemetery; and
hospitality house.

C. Building/Structure Setbacks and Build-To

The Existing Buildings in Subdistrict A were constructed prior to building/structure setback and build-to requirements. Therefore, there shall be no building/structure setback requirements and build-to requirements applicable to Subdistrict A. For new development in other subdistricts, there shall be a build-to of 0-100' and a minimum of 25% of the building width shall be situated within the build-to when located adjacent to a public street. These standards relate to the curvilinear nature of the internal street system on the Property.

D. Parking Setbacks and Parking Reduction

The Existing Buildings in Subdistrict A were constructed with parking lots immediately adjacent to the internal street network. Therefore, the parking setbacks shall be 0 feet for Subdistrict A. In addition, residents of the Development utilize on-street parking as the existing internal street network contains streets with an average width of 41' back-to-back sufficient to accommodate parking on both sides. For

continuity, proposed new streets will be built to this same standard. Consequently, the parking requirements contained in Article 7.1 shall be reduced by 15%. Each subdistrict shall provide parking based on the numbers of units contained within it.

E. Lot Dimensions

The Existing Buildings as of the date of this master plan were constructed on a single lot prior to lot and dimension requirements. The Property may be subdivided in the future. The minimum lot dimension area and width requirements applicable to the building types in Article 3.2 shall not apply.

F. Floor Heights

The Existing Buildings in Subdistrict A as of the date of this Master Plan were constructed prior to minimum floor heights. Therefore, there shall be no minimum ground floor elevation requirement applicable to Subdistrict A. Additionally, Subdistricts B, C, D and E shall also be exempt from the minimum ground floor elevation requirements (UDO Sections 3.2.3.G1. and 3.2.4.F1).

G. Transparency

The Existing Buildings in Subdistrict A as of the date of this master plan were constructed prior to minimum transparency requirements. Therefore, there shall be no transparency requirement applicable to Subdistrict A.

H. Blank Wall

The Existing Buildings in Subdistrict A as of the date of this master plan were constructed prior to maximum blank wall space requirements. Therefore, there shall be no maximum blank wall area requirement applicable to Subdistrict A.

I. Landscaping and Screening

The Existing Buildings in Subdistrict A as of the date of this master plan have landscaping and screening installed under standards different from those in the UDO. Consequently, Subdistrict A shall be exempt from landscaping and screening requirements.

J. Open Space

The Development shall exceed 10% open space per the standards contained in UDO Article 2.5 and reflected in P-4 Pedestrian Circulation and Open Space Plan. Open space totals may, with the consent of the City Administration, be shifted or reallocated among subdistricts or lots within the Development. However, UDO Section 2.5.7.A shall be modified so that a property owners' association or property owners representing owners of the Development may own the open space. The property owners' association or owners of the Property must have lien authority to ensure collection of dues from all property owners. The responsibility for maintaining the open space and any facilities is borne by the property owners' association or property owners.

L. Outdoor Amenity Area

The Existing Buildings in Subdistrict A as of the date of this master plan were constructed prior to any outdoor amenity area requirements. Therefore, Subdistrict A shall be exempt from an outdoor amenity area requirement. Subdistricts B, C, D and E shall meet the outdoor amenity area requirements but can do so cumulatively among various subdistricts or lots within the Development and not on a subdistrict by subdistrict or lot by lot basis.

K. Common Signage Plan

The Development shall be subject to a common signage plan contained in the plan sheets.

NORTH RIDGE

PD/MASTER PLAN

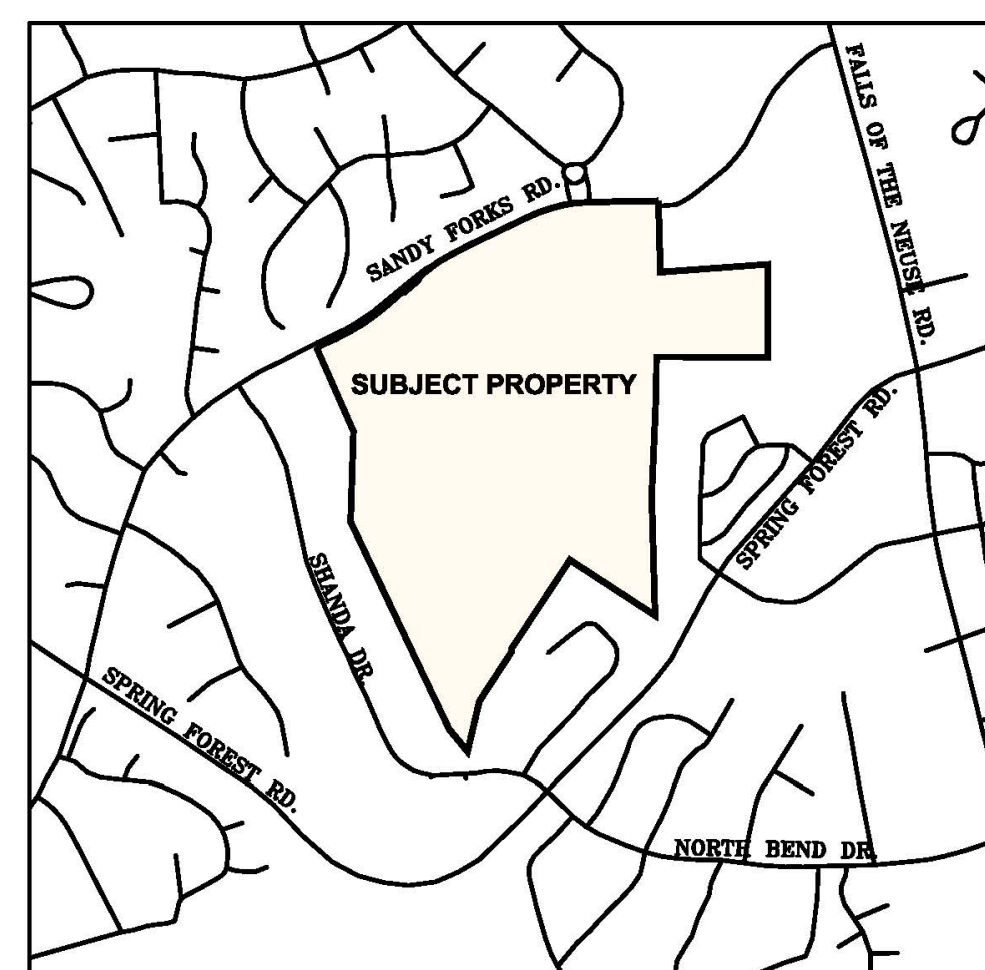
REZONING CASE #Z-33-16 / TRANSACTION # 484852
MASTER PLAN CASE # MP-4-16/ TRANSACTION # 490182
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: AVC-19000

DATE: OCTOBER 5, 2016
REVISED: DECEMBER 2, 2016
REVISED: JANUARY 20, 2017
REVISED: OCTOBER 7, 2020



CLIENT:
AVENTON COMPANIES
5420 WADE PARK BLVD, SUITE 320
RALEIGH, NORTH CAROLINA

SHEET INDEX	
P-1	EXISTING CONDITIONS
P-2	DEVELOPMENT PLAN
P-3	STREET AND BLOCK PLAN
P-4	PEDESTRIAN CIRCULATION AND OPEN SPACE PLAN
P-5	UTILITY AND STORMWATER PLAN
P-6	TREE CONSERVATION PLAN
P-7	COMMON SIGNAGE PLAN
P-8	3D MASSING STUDY



VICINITY MAP
N.T.S.



**THE JOHN R. McADAMS
COMPANY, INC.**
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 • McAdamsCo.com
Contact: Brian Purdy
Purdy@mcadamsco.com

ADJACENT PROPERTY OWNERS

LOT 1
ON APARTMENTS LLC
6131 FALLS OF NEUSE RD
STE 200
RALEIGH NC 27609-3518
PIN: 1717101776
ACREAGE: 5.44 AC
ZONING: OX-5-CU

LOT 2
S2R NORTH HILLS LLC
7902 WESTPARK DR
MC LEAN, VA 22102-4202
PIN: 1717100286
ACREAGE: 3.86 AC
ZONING: R-4

LOT 3
SIX FORKS CGC PROPERTY LLC
888 WOODMERE PL APT C
WOODMERE, NY 11598-2016
PIN: 1716095522
ACREAGE: 25.42 AC
ZONING: R-10

LOT 4
SIX FORKS CGC PROPERTY LLC
888 WOODMERE PL APT C
WOODMERE, NY 11598-2016
PIN: 1707808459
ACREAGE: 24.22 AC
ZONING: R-10

LOT 5
BERGO, DENNIS R. & BERGO, BRYAN
402 MAYLANDS AVE
RALEIGH NC 27615-7331
PIN: 1707910393
ACREAGE: 0.21 AC
ZONING: R-4

LOT 6
CARTER, HENRY LEE & CARTER, FAWN ASTRID
6600 PORTSMOUTH LN
RALEIGH NC 27615-7331
PIN: 1707912306
ACREAGE: 0.29 AC
ZONING: R-4

LOT 7
LAURENZ, BRENT BEARDEN & LAURENZ, JESSICA BEARDEN
6604 PORTSMOUTH LN
RALEIGH NC 27615-7331
PIN: 1707912397
ACREAGE: 0.22 AC
ZONING: R-4

LOT 8
STURM, EVAN C
6608 PORTSMOUTH LN
RALEIGH NC 27615-7331
PIN: 1707913472
ACREAGE: 0.22 AC
ZONING: R-4

LOT 9
LOPEZ, GABRIEL LOPEZ, MARIANA
6612 PORTSMOUTH LN
RALEIGH NC 27608-1324
PIN: 1707914409
ACREAGE: 0.23 AC
ZONING: R-4

LOT 10
HOLCOMB, PETER T
6705 SANDY FORKS RD
RALEIGH NC 27615-7316
PIN: 1707915506
ACREAGE: 0.37 AC
ZONING: R-4

LOT 11
BOTROS, NADIA A
6709 SANDY FORKS RD
RALEIGH NC 27615-7316
PIN: 1707915661
ACREAGE: 0.28 AC
ZONING: R-4

LOT 12
PIROZZI, KAREN GUISTINA, DAVID
PO BOX 10215
RALEIGH NC 27605-0215
PIN: 1707917710
ACREAGE: 0.46 AC
ZONING: R-4

LOT 13
DIEP, CAT
6805 SANDY FORKS RD
RALEIGH NC 27615-7318
PIN: 1707917710
ACREAGE: 0.25 AC
ZONING: R-4

LOT 14
WILLIAMS, DEWAYNE E & WILLIAMS, JANET M
6505 RACEVIEW TER
RALEIGH NC 27615-7312
PIN: 1707918835
ACREAGE: 0.75 AC
ZONING: R-4

LOT 15
SHRIVER, GLENN DUFFIE CHAVEZ, KAREN
6501 RACEVIEW TER
RALEIGH NC 27615-7312
PIN: 1707919846
ACREAGE: 0.50 AC
ZONING: R-4

LOT 16
WATKINS, PHILLIP M
6501 RACEVIEW TER
RALEIGH NC 27615-7312
PIN: 1717010941
ACREAGE: 0.39 AC
PIN: R-4

LOT 17
KEUSSEYAN, ROUPEN L & KEUSSEYAN, KAREN L
2541 EL GAVILAN CT
CARLSBAD CA 92009-4307
PIN: 1717011976
ACREAGE: 0.74 AC
ZONING: R-4

LOT 18
QIU, YOU LIANG & ZHU, LING
6501 BROOKHOLLOW DR
RALEIGH NC 27615-6608
PIN: 1717024014
ACREAGE: 0.37 AC
ZONING: R-4

LOT 19
SCHRADER FAMILY LTD PTNRP
7101 SANDY FORKS RD
RALEIGH NC 27609-4582
PIN: 1717028829
ACREAGE: 16.67 AC
ZONING: RX-3-CU

LOT 20
7026 SANDY FORKS RD
SANDY FORKS PLACE CONDOS
1717111881

7010 SANDY FORKS RD
ANDERSON, MARCUS SAMIE
ANDERSON, BIANCA M
1717111881 006

7010 SANDY FORKS RD
BONIFACE, REBEKAH
1717111881 007

7010 SANDY FORKS RD
GREGORY, NATHAN LEE
1717111881 008

7010 SANDY FORKS RD
ELLISOR, MEGAN
1717111881 009

7010 SANDY FORKS RD
CARROLL, DEAN A TRUSTEE THE DEAN A CARROLL TRUST
1717111881 010

7040 SANDY FORKS RD
LAROSE, ALEXANDER D
1717111881 011

7040 SANDY FORKS RD
CURLEY, LAUREN
1717111881 012

7040 SANDY FORKS RD
LANGSTON, FREDRICK A
1717111881 013

7040 SANDY FORKS RD
HILTON, DAVID N HILTON, KAREN Y
1717111881 014

7040 SANDY FORKS RD
OLAN, TITFANY
1717111881 015

7040 SANDY FORKS RD
AGRAW, CATHERINE
1717111881 016

7040 SANDY FORKS RD
COOK, THOMAS PAUL SUDEIKO, VERA
1717111881 018

7040 SANDY FORKS RD
EARP, REGINA G
1717111881 019

7040 SANDY FORKS RD
SHAFIEI, BRENDA E SHAFIEI, HAMID
1717111881 020

7040 SANDY FORKS RD
PINELLI, ANTHONY LUKE
1717111881 021

7040 SANDY FORKS RD
MILLER, JAMES MATTHEW
1717111881 022

7050 SANDY FORKS RD
PONDREXTER, NICHOLAS
1717111881 023

7050 SANDY FORKS RD
MC CULLEN, LEAH
1717111881 024

7050 SANDY FORKS RD
WOMBLE, STEPHEN B
1717111881 025

7050 SANDY FORKS RD
MCCARTHY, JONATHAN DECARLO, JOSEPH
1717111881 026

7050 SANDY FORKS RD
SANDY FORKS PLACE CONDOS
RALEIGH NC 27604-3232
PIN: 1717024014
ACREAGE: 1.95 AC
ZONING: OX-3

7016 SANDY FORKS RD
ROLLE, R ANTHONY
1717111881 001

7016 SANDY FORKS RD
CAMPOS, ALFREDO CAMPOS, LIBIA
1717111881 002

7016 SANDY FORKS RD
KNIGHT, ALAN WICKER KNIGHT, ELIZABETH M
1717111881 003

7016 SANDY FORKS RD
BULLNOMIOUS PROPERTY VENTURES LLC
1717111881 004

7016 SANDY FORKS RD
HILTON, DAVID N HILTON, KAREN Y
1717111881 005

7016 SANDY FORKS RD
OLGAN, TITFANY
1717111881 006

7018 SANDY FORKS RD
DYLE, LAURA LACKAS
1717111881 007

7018 SANDY FORKS RD
MILLS, DONALD ALTON MILLS, BARBARA M
1717111881 008

7018 SANDY FORKS RD
MOBLEY, JAMES BENNETT
1717111881 009

7018 SANDY FORKS RD
KEEGAN, KATHLEEN TRUSTEE FBO KATHLEEN KEEGAN RVCBL
1717111881 010

7018 SANDY FORKS RD
POLLONI, ALBERTO
1717111881 011

7022 SANDY FORKS RD
SMITH, RUTH P SMITH, LAURA P
1717111881 012

7022 SANDY FORKS RD
EVANS, CHRISTINE P
1717111881 014

7022 SANDY FORKS RD
KREBS, FRIDA M
1717111881 015

7022 SANDY FORKS RD
GUERRIERI, ALBERIGO GUERRIERI, DOLORES A
1717111881 016

7022 SANDY FORKS RD
LORANCA, ALFONSO BALTAZAR RUIZ, MARIA LOPEZ
1717111881 017

7022 SANDY FORKS RD
REYES, MEDARDO A
1717111881 018

LEGEND

NEUSE RIVER
RIPARIAN BUFFER*

EXISTING WETLAND*

NOTES

1. THE ENVIRONMENTAL FEATURES SHOWN ARE SUBJECT TO CHANGE. A FINAL JURISDICTIONAL DETERMINATION OF THE LOCATION AND EXTENT OF ALL ENVIRONMENTAL FEATURES PRESENT ON SITE WILL BE PROVIDED AT TIME OF PERMITTING.

NORTH RIDGE APTS LLC

11710 BOWMAN GREEN DR
RESTON, VA 20190-3501
PIN: 1717011325
ACREAGE: 16.92
ZONING: PD

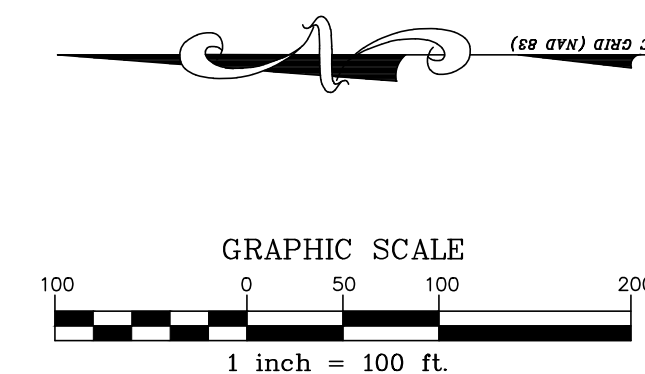
NORTH RIDGE APTS LLC
11710 BOWMAN GREEN DR
RESTON, VA 20190-3501
PIN: 1717015477
ACREAGE: 8.49
ZONING: PD

NORTH RIDGE APTS LLC
11710 BOWMAN GREEN DR
RESTON, VA 20190-3501
PIN: 1717003706
ACREAGE: 10.07
ZONING: PD

NORTH RIDGE APTS LLC
11710 BOWMAN GREEN DR
RESTON, VA 20190-3501
PIN: 1717111325
ACREAGE: 16.92
ZONING: PD

NORTH RIDGE LAND PARTNERS LLC
11710 BOWMAN GREEN DR
RESTON, VA 20190-3501
PIN: 1717003706
ACREAGE: 38.83 (GROSS)
ZONING: PD

50' NEUSE RIPARIAN BUFFER
EXISTING WETLANDS
BIG BRANCH STREAM LOCATION
POST DAM BREACH



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No. C-0293
(800) 735-5646 • McAdamsCo.com

McADAMS

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	2024-05-02	PER. FOR COMMENTS	
2	2024-05-02	PER. FOR COMMENTS	

CLIENT:

AVENTON COMPANIES
5420 WADE PARK BLVD, SUITE 430
RALEIGH, NORTH CAROLINA

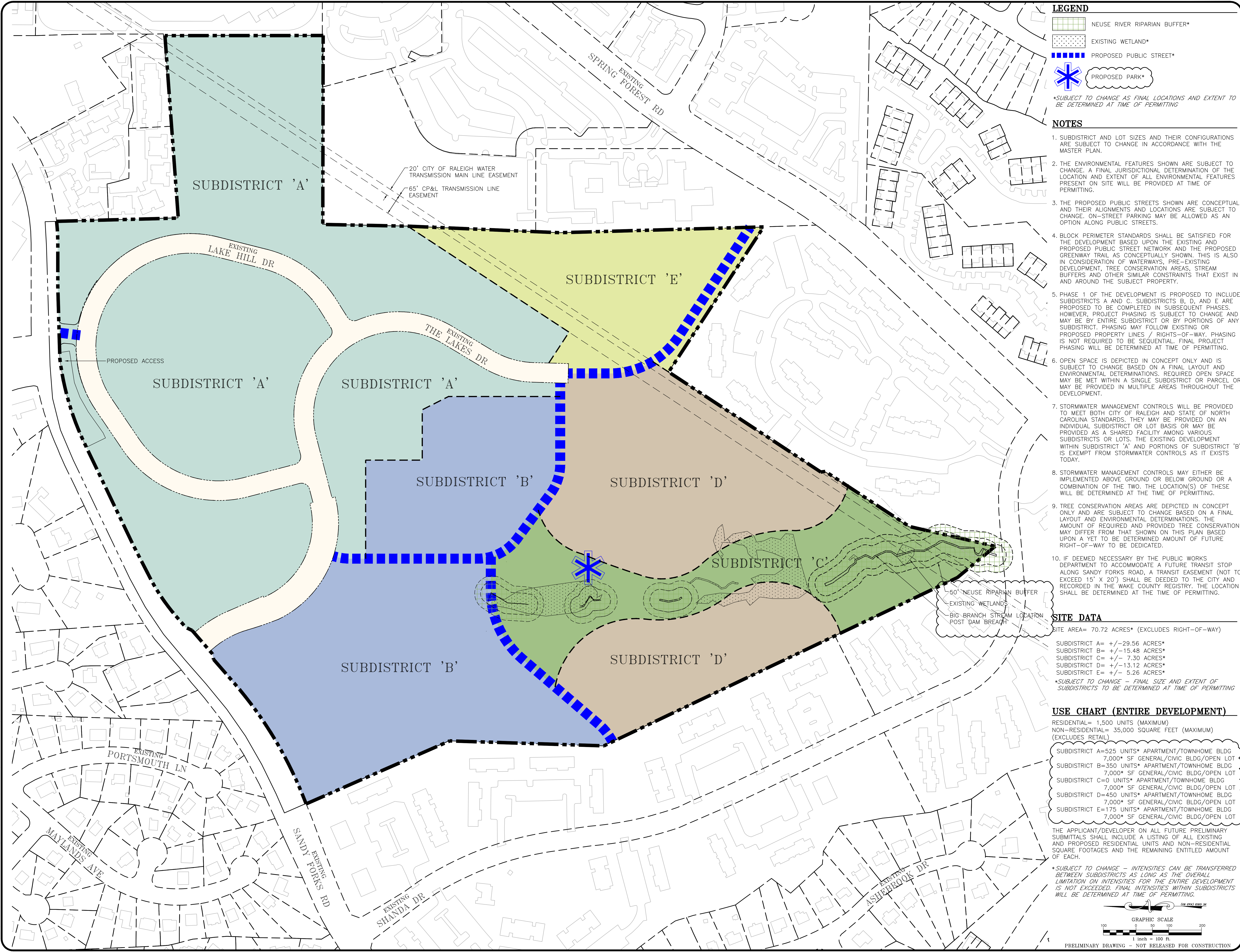
NORTH RIDGE PD/MASTER PLAN
RALEIGH, NORTH CAROLINA

EXISTING CONDITIONS

PROJECT NO. HRS16000-PD-XCI
FILENAME: AVC19000
CHECKED BY: BOP
DRAWN BY: CMV
SCALE: 1"=100'
DATE: 2020-08-07
SHEET NO: P-1

McADAMS

X:\Projects\AVC19000\04-Production\Planning and L&P\Master Plan\Current Drawings\AVC19000-PD-001.dwg, 9/8/2020, 3:46:40 PM, Pdsida, Ardy



LEGEND

- NEUSE RIVER RIPARIAN BUFFER*
- EXISTING WETLAND*
- PROPOSED PUBLIC STREET*
- PROPOSED PARK*

*SUBJECT TO CHANGE AS FINAL LOCATIONS AND EXTENT TO BE DETERMINED AT TIME OF PERMITTING

NOTES

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SITE DATA

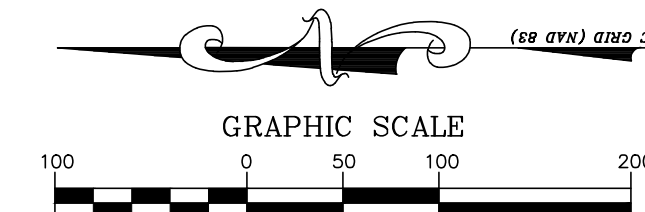
SITE AREA= 70.72 ACRES* (EXCLUDES RIGHT-OF-WAY)
SUBDISTRICT A= +/-29.56 ACRES*
SUBDISTRICT B= +/-15.48 ACRES*
SUBDISTRICT C= +/- 7.30 ACRES*
SUBDISTRICT D= +/-13.12 ACRES*
SUBDISTRICT E= +/- 5.26 ACRES*
*SUBJECT TO CHANGE - FINAL SIZE AND EXTENT OF SUBDISTRICTS TO BE DETERMINED AT TIME OF PERMITTING

USE CHART (ENTIRE DEVELOPMENT)

RESIDENTIAL= 1,500 UNITS (MAXIMUM)
NON-RESIDENTIAL= 35,000 SQUARE FEET (MAXIMUM)
(EXCLUDES RETAIL)
SUBDISTRICT A=525 UNITS* APARTMENT/TOWNHOME BLDG
7,000* SF GENERAL/CIVIC BLDG/OPEN LOT
SUBDISTRICT B=350 UNITS* APARTMENT/TOWNHOME BLDG
7,000* SF GENERAL/CIVIC BLDG/OPEN LOT
SUBDISTRICT C=0 UNITS* APARTMENT/TOWNHOME BLDG
7,000* SF GENERAL/CIVIC BLDG/OPEN LOT
SUBDISTRICT D=450 UNITS* APARTMENT/TOWNHOME BLDG
7,000* SF GENERAL/CIVIC BLDG/OPEN LOT
SUBDISTRICT E=175 UNITS* APARTMENT/TOWNHOME BLDG
7,000* SF GENERAL/CIVIC BLDG/OPEN LOT

THE APPLICANT/DEVELOPER ON ALL FUTURE PRELIMINARY SUBMITTALS SHALL INCLUDE A LISTING OF ALL EXISTING AND PROPOSED RESIDENTIAL UNITS AND NON-RESIDENTIAL SQUARE FOOTAGES AND THE REMAINING ENTITLED AMOUNT OF EACH.

*SUBJECT TO CHANGE - INTENSITIES CAN BE TRANSFERRED BETWEEN SUBDISTRICTS AS LONG AS THE OVERALL LIMITATION ON INTENSITIES FOR THE ENTIRE DEVELOPMENT IS NOT EXCEEDED. FINAL INTENSITIES WITHIN SUBDISTRICTS WILL BE DETERMINED AT TIME OF PERMITTING.



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NO.	DATE	BY	DESCRIPTION
1	2020-08-07	AVC	FOR CITY COMMENTS
2	2020-08-07	AVC	FOR CITY COMMENTS

CLIENT:

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5420 WADE PARK BLVD, SUITE 930
RALEIGH, NORTH CAROLINA

NORTH RIDGE PD/MASTER PLAN
RALEIGH, NORTH CAROLINA

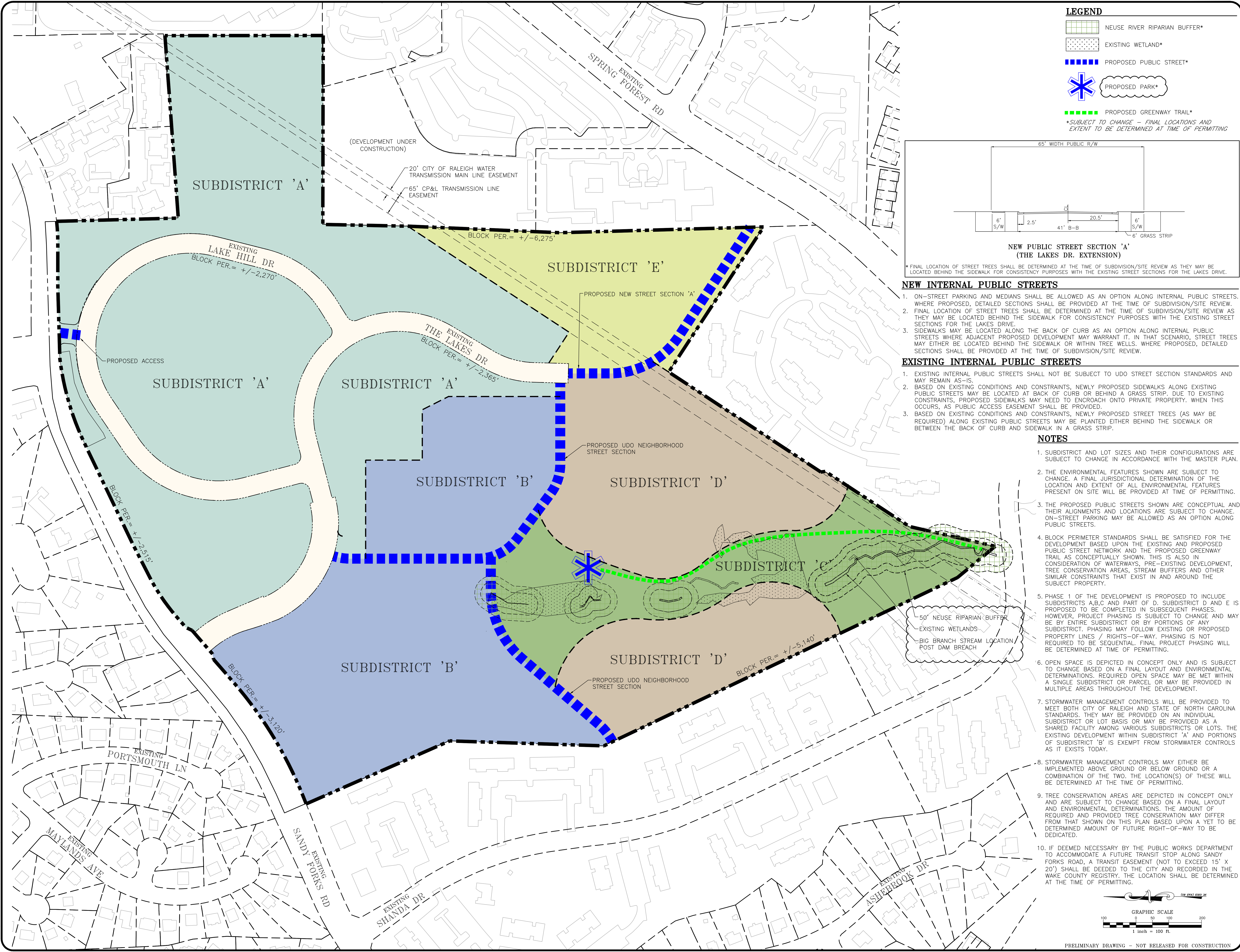
DEVELOPMENT PLAN

PROJECT NO. HRS16000-PD-001

FILENAME:	AVC19000
CHECKED BY:	BOP
DRAWN BY:	CMV
SCALE:	1"=100'
DATE:	2020-08-07
SHEET NO.:	P-2

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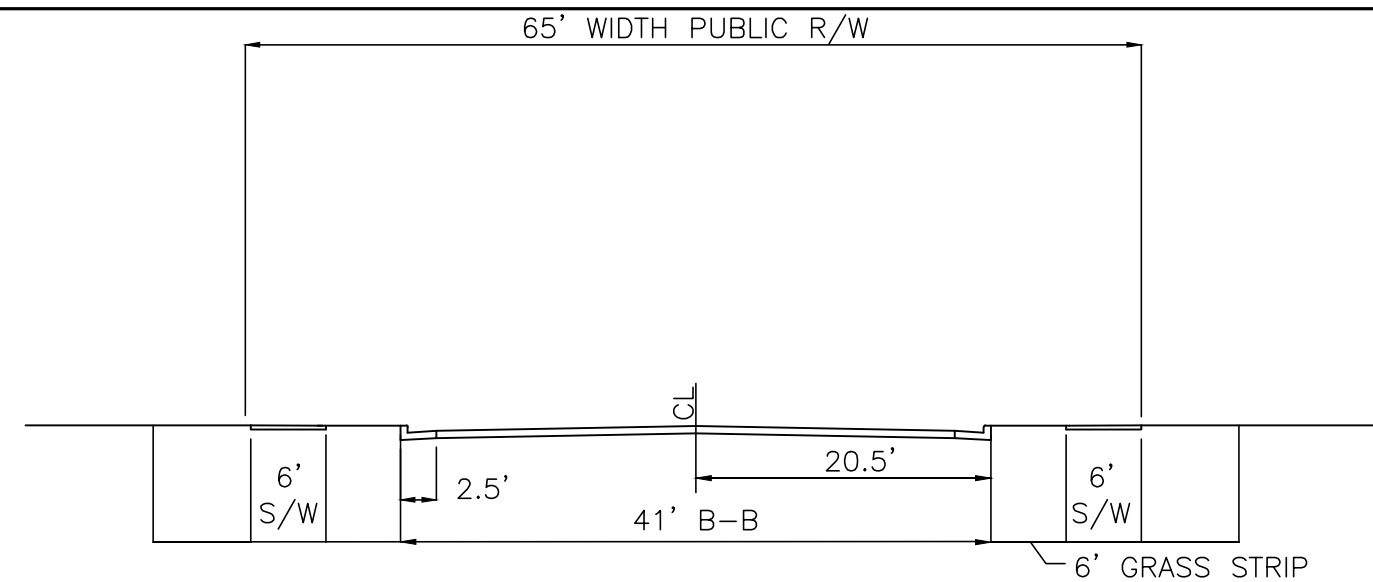
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LEGEND

- NEUSE RIVER RIPARIAN BUFFER*
- EXISTING WETLAND*
- PROPOSED PUBLIC STREET*
- PROPOSED PARK*
- PROPOSED GREENWAY TRAIL*

*SUBJECT TO CHANGE - FINAL LOCATIONS AND EXTENT TO BE DETERMINED AT TIME OF PERMITTING



NEW PUBLIC STREET SECTION 'A'
(THE LAKES DR. EXTENSION)

*FINAL LOCATION OF STREET TREES SHALL BE DETERMINED AT THE TIME OF SUBDIVISION/SITE REVIEW AS THEY MAY BE LOCATED BEHIND THE SIDEWALK FOR CONSISTENCY PURPOSES WITH THE EXISTING STREET SECTIONS FOR THE LAKES DRIVE.

NEW INTERNAL PUBLIC STREETS

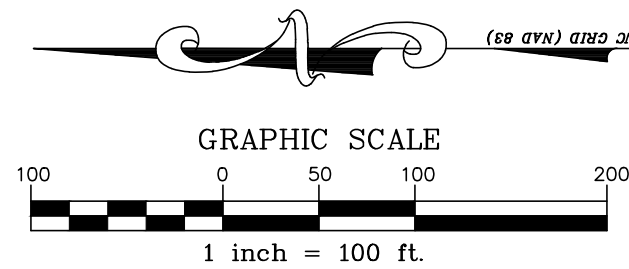
- ON-STREET PARKING AND MEDIANS SHALL BE ALLOWED AS AN OPTION ALONG INTERNAL PUBLIC STREETS, WHERE PROPOSED, DETAILED SECTIONS SHALL BE PROVIDED AT THE TIME OF SUBDIVISION/SITE REVIEW.
- FINAL LOCATION OF STREET TREES SHALL BE DETERMINED AT THE TIME OF SUBDIVISION/SITE REVIEW AS THEY MAY BE LOCATED BEHIND THE SIDEWALK FOR CONSISTENCY PURPOSES WITH THE EXISTING STREET SECTIONS FOR THE LAKES DRIVE.
- SIDEWALKS MAY BE LOCATED ALONG THE BACK OF CURB AS AN OPTION ALONG INTERNAL PUBLIC STREETS WHERE ADJACENT PROPOSED DEVELOPMENT MAY WARRANT IT. IN THAT SCENARIO, STREET TREES MAY EITHER BE LOCATED BEHIND THE SIDEWALK OR WITHIN TREE WELLS. WHERE PROPOSED, DETAILED SECTIONS SHALL BE PROVIDED AT THE TIME OF SUBDIVISION/SITE REVIEW.

EXISTING INTERNAL PUBLIC STREETS

- EXISTING INTERNAL PUBLIC STREETS SHALL NOT BE SUBJECT TO UDO STREET SECTION STANDARDS AND MAY REMAIN AS-IS.
- BASED ON EXISTING CONDITIONS AND CONSTRAINTS, NEWLY PROPOSED SIDEWALKS ALONG EXISTING PUBLIC STREETS MAY BE LOCATED AT BACK OF CURB OR BEHIND A GRASS STRIP. DUE TO EXISTING CONSTRAINTS, PROPOSED SIDEWALKS MAY NEED TO ENCROACH ONTO PRIVATE PROPERTY, WHEN THIS OCCURS, AS PUBLIC ACCESS EASEMENT SHALL BE PROVIDED.
- BASED ON EXISTING CONDITIONS AND CONSTRAINTS, NEWLY PROPOSED STREET TREES (AS MAY BE REQUIRED) ALONG EXISTING PUBLIC STREETS MAY BE PLANTED EITHER BEHIND THE SIDEWALK OR BETWEEN THE BACK OF CURB AND SIDEWALK IN A GRASS STRIP.

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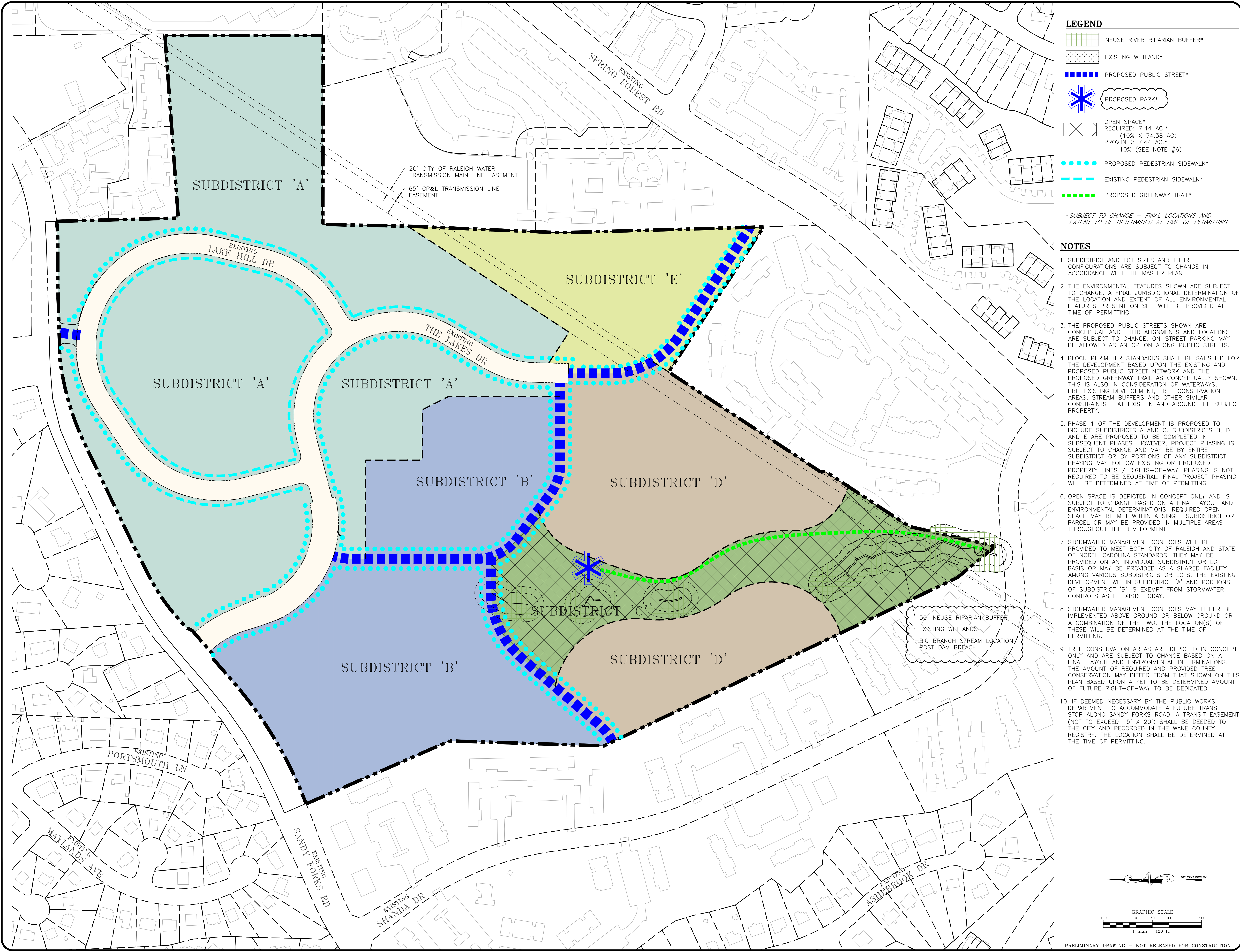
REVISIONS:
2020-05-05 PER OUR COMMENTS
2020-05-05 PER OUR COMMENTS

CLIENT:
AVENTON COMPANIES
5420 WADE PARK BLVD, SUITE 320
RALEIGH, NORTH CAROLINA

NORTH RIDGE
PD/MASTER PLAN
RALEIGH, NORTH CAROLINA
STREET AND BLOCK PLAN

PROJECT NO: HRS16000-PP-S&B1
FILENAME: AVC19000
CHECKED BY: BOP
DRAWN BY: CMV
SCALE: 1"=100'
DATE: 2020-08-07
SHEET NO: P-3
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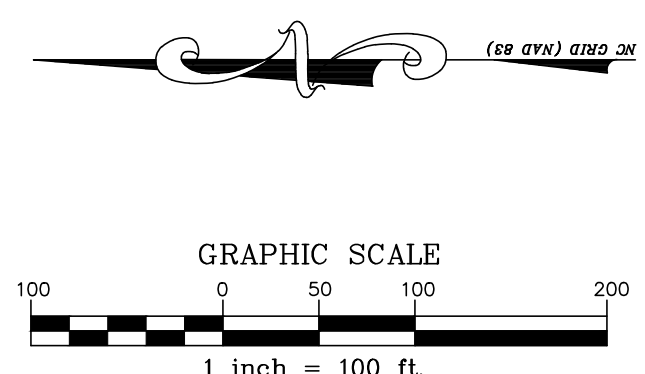


LEGEND

- NEUSE RIVER RIPARIAN BUFFER*
- EXISTING WETLAND*
- PROPOSED PUBLIC STREET*
- PROPOSED PARK*
- OPEN SPACE*
REQUIRED: 7.44 AC.*
(10% X 74.38 AC)
PROVIDED: 7.44 AC.*
10% (SEE NOTE #6)
- PROPOSED PEDESTRIAN SIDEWALK*
- EXISTING PEDESTRIAN SIDEWALK*
- PROPOSED GREENWAY TRAIL*

**SUBJECT TO CHANGE - FINAL LOCATIONS AND EXTENT TO BE DETERMINED AT TIME OF PERMITTING*

- NOTES**
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1	2020-08-07	CMV	FOR REVIEW
2	2020-08-07	CMV	FOR REVIEW

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RALEIGH, NORTH CAROLINA

NORTH RIDGE PD/MASTER PLAN
RALEIGH, NORTH CAROLINA

PEDESTRIAN CIRCULATION & OPEN SPACE PLAN

PROJECT NO. NR216000-PP-PED1

FILENAME: AVC19000

CHECKED BY: BOP

DRAWN BY: CMV

SCALE: 1"=100'

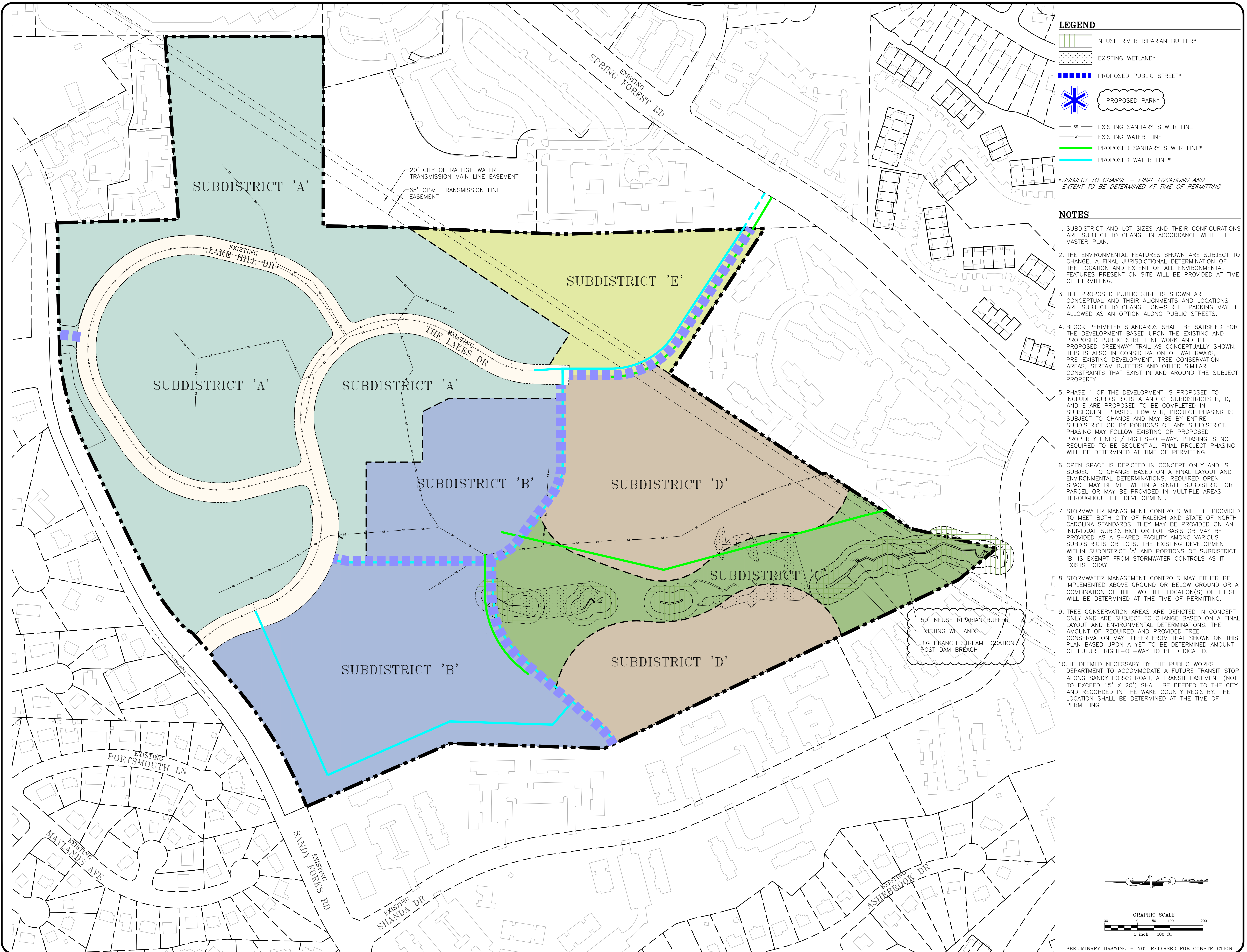
DATE: 2020-08-07

SHEET NO. **P-4**

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LEGEND

- NEUSE RIVER RIPARIAN BUFFER*
- EXISTING WETLAND*
- PROPOSED PUBLIC STREET*
- PROPOSED PARK*
- EXISTING SANITARY SEWER LINE (SS)
- EXISTING WATER LINE (W)
- PROPOSED SANITARY SEWER LINE*
- PROPOSED WATER LINE*

*SUBJECT TO CHANGE - FINAL LOCATIONS AND EXTENT TO BE DETERMINED AT TIME OF PERMITTING

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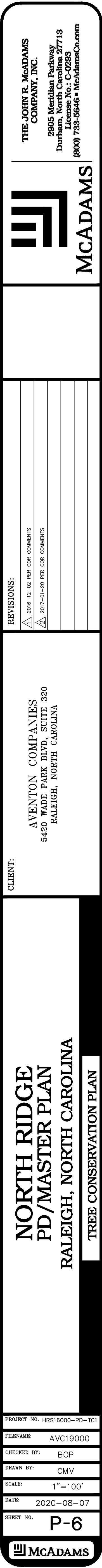
NORTH RIDGE
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UTILITY & STORMWATER PLAN

PROJECT NO: HRS16000-PP-U1
FILENAME: AVC19000
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SCALE: 1"=100'
DATE: 2020-08-07
SHEET NO: P-5
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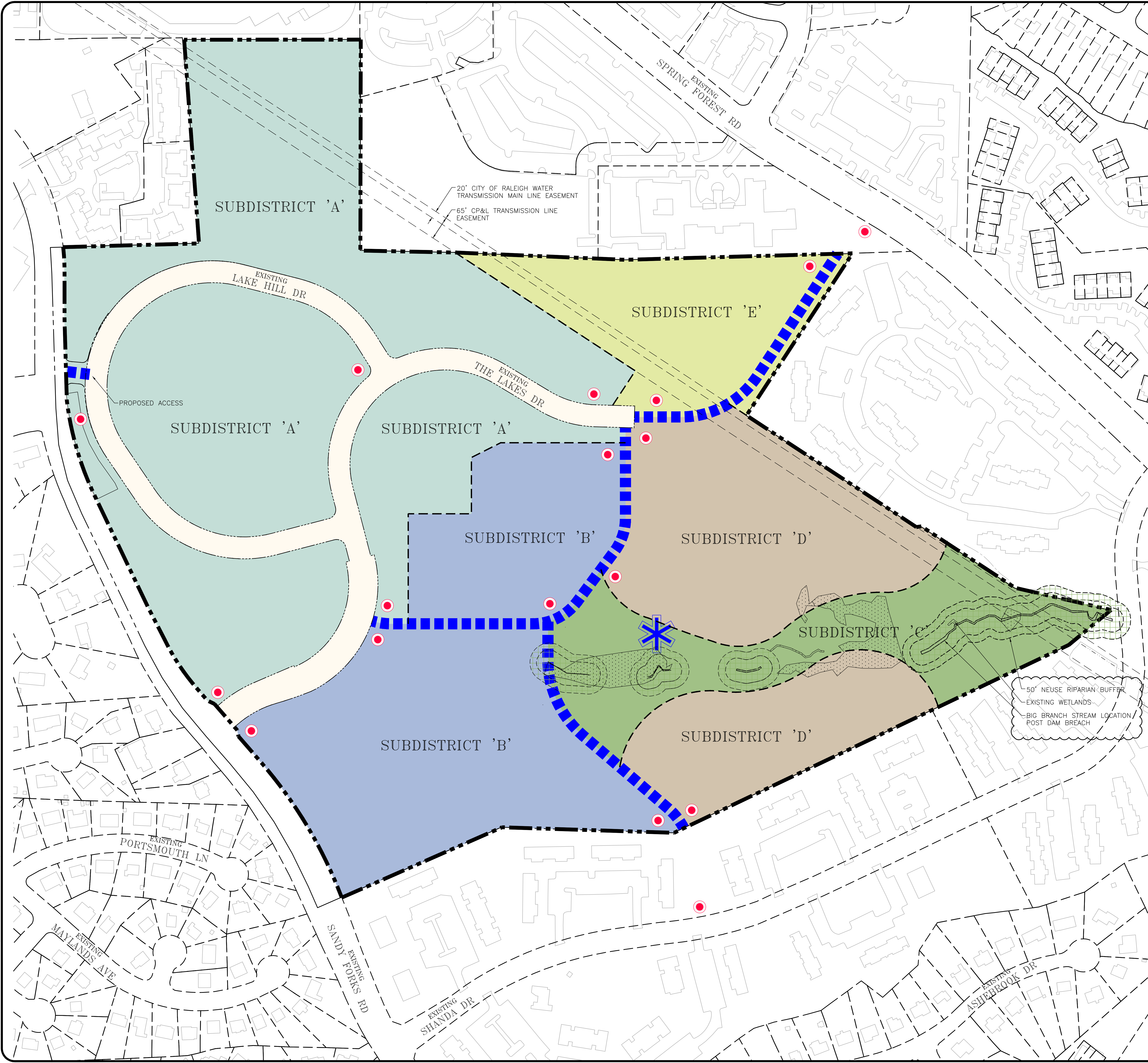
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REVISIONS:
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2017-01-20 PER OUR COMMENTS



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LEGEND

NEUSE RIVER RIPARIAN BUFFER*

EXISTING WETLAND*

PROPOSED PUBLIC STREET*

PROPOSED PARK*

PROPOSED SIGNAGE LOCATION*

**SUBJECT TO CHANGE AS FINAL LOCATIONS AND EXTENT TO BE DETERMINED AT TIME OF PERMITTING*

SIGNAGE DATA
DEVELOPMENT SIGNAGE SHALL BE IMPLEMENTED IN A UNIFORM AND HARMONIOUS MANNER THROUGHOUT THE DEVELOPMENT. SIGNAGE SHALL BE SUBSTANTIALLY CONSISTENT IN FONT STYLE(S), COLOR, AND MATERIALS. ALL SIGNAGE SHALL CONFORM TO THE STANDARDS NOTED BELOW.

FOR SIGNAGE ITEMS NOT SPECIFIED HEREIN, NOR ADDRESSED IN THE UDO (SUCH AS TYPE SCRIPT), THE MASTER DEVELOPER SHALL SUBMIT SUPPLEMENTAL STANDARDS FOR THE COMMON SIGNAGE PLAN AT THE TIME OF ANY INITIAL SIGNAGE PERMITTING. ALL SUBSEQUENT SIGNAGE PERMITTING SHALL THEN FOLLOW THE UPDATED STANDARDS.

SIGNAGE FOR THE PROPOSED PUBLIC PARK SHALL BE ALLOWED IN ADDITION TO SIGNAGE FOR THE DEVELOPMENT WITHIN EACH SUBDISTRICT. HOWEVER, PUBLIC PARK SIGNAGE ALSO MAY BE INCORPORATED INTO THE DEVELOPMENT SIGNAGE.

THE FOLLOWING SIGNAGE TYPES SHALL BE ALLOWED WITHIN EACH OF THE SUBDISTRICTS OF THE MASTER PLAN:

- WALL SIGN
- PROJECTING SIGN
- AWNING, GALLERY, MARQUE SIGN
- WINDOW SIGN
- LOW PROFILE SIGN
- MEDIUM PROFILE SIGN
- TRACT IDENTIFICATION SIGN
- A-FRAME SIGN
- SPECIAL SIGN TYPES
- OFF-PREMISE SIGN (WITHIN EASEMENTS AT FUTURE ROAD CONNECTIONS TO SHANDA DR. AND SPRING FOREST RD.)

PERMITTED SIGNAGE COLORS SHALL INCLUDE:

- WHITE
- PANTONE 314 C*
- PANTONE 390 C*
- PANTONE 425 C*

**SUBJECT TO CHANGE - THE MASTER DEVELOPER MAY CHOOSE AN ALTERNATE (OR EQUAL) COLOR WITH APPROVAL FROM THE CITY OF RALEIGH.*

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- PHASE 1 OF THE DEVELOPMENT IS PROPOSED TO INCLUDE SUBDISTRICTS A AND C. SUBDISTRICTS B, D, AND E ARE PROPOSED TO BE COMPLETED IN SUBSEQUENT PHASES. HOWEVER, PROJECT PHASING IS SUBJECT TO CHANGE AND MAY BE BY ENTIRE SUBDISTRICT OR BY PORTIONS OF ANY SUBDISTRICT. PHASING MAY FOLLOW EXISTING OR PROPOSED PROPERTY LINES / RIGHTS-OF-WAY. PHASING IS NOT REQUIRED TO BE SEQUENTIAL. FINAL PROJECT PHASING WILL BE DETERMINED AT TIME OF PERMITTING.
- OPEN SPACE IS DEPICTED IN CONCEPT ONLY AND IS SUBJECT TO CHANGE BASED ON A FINAL LAYOUT AND ENVIRONMENTAL DETERMINATIONS. REQUIRED OPEN SPACE MAY BE MET WITHIN A SINGLE SUBDISTRICT OR PARCEL OR MAY BE PROVIDED IN MULTIPLE AREAS THROUGHOUT THE DEVELOPMENT.
- STORMWATER MANAGEMENT CONTROLS WILL BE PROVIDED TO MEET BOTH CITY OF RALEIGH AND STATE OF NORTH CAROLINA STANDARDS. THEY MAY BE PROVIDED ON AN INDIVIDUAL SUBDISTRICT OR LOT BASIS OR MAY BE PROVIDED AS A SHARED FACILITY AMONG VARIOUS SUBDISTRICTS OR LOTS. THE EXISTING DEVELOPMENT WITHIN SUBDISTRICT 'A' AND PORTIONS OF SUBDISTRICT 'B' IS EXEMPT FROM STORMWATER CONTROLS AS IT EXISTS TODAY.
- STORMWATER MANAGEMENT CONTROLS MAY EITHER BE IMPLEMENTED ABOVE GROUND OR BELOW GROUND OR A COMBINATION OF THE TWO. THE LOCATION(S) OF THESE WILL BE DETERMINED AT THE TIME OF PERMITTING.
- TREE CONSERVATION AREAS ARE DEPICTED IN CONCEPT ONLY AND ARE SUBJECT TO CHANGE BASED ON A FINAL LAYOUT AND ENVIRONMENTAL DETERMINATIONS. THE AMOUNT OF REQUIRED AND PROVIDED TREE CONSERVATION MAY DIFFER FROM THAT SHOWN ON THIS PLAN BASED UPON A YET TO BE DETERMINED AMOUNT OF FUTURE RIGHT-OF-WAY TO BE DEDICATED.
- IF DEEMED NECESSARY BY THE PUBLIC WORKS DEPARTMENT TO ACCOMMODATE A FUTURE TRANSIT STOP ALONG SANDY FORKS ROAD, A TRANSIT EASEMENT (NOT TO EXCEED 15' X 20') SHALL BE DEED TO THE CITY AND RECORDED IN THE WAKE COUNTY REGISTRY. THE LOCATION SHALL BE DETERMINED AT THE TIME OF PERMITTING.

GRAPHIC SCALE
1 inch = 100 ft.
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS

THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0283
(800) 735-5646 • McAdamsCo.com

REVISIONS:

2016-12-02 PER OUR COMMENTS	
2017-01-20 PER OUR COMMENTS	

CLIENT:

AVENTON COMPANIES
5420 WADE PARK BLVD, SUITE 930
RALEIGH, NORTH CAROLINA

NORTH RIDGE PD/MASTER PLAN
RALEIGH, NORTH CAROLINA

COMMON SIGNAGE PLAN

PROJECT NO.	HR19000-PP-001
FILENAME:	AVC19000
CHECKED BY:	BOP
DRAWN BY:	CMV
SCALE:	1"=100'
DATE:	2020-08-07
SHEET NO.	P-7

McADAMS



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

P-8

PROJECT NO. 1900000-04-001

PROJECT: AVC19000

DRAWN BY: BOP

CHECKED BY: C.W.

SCALE: N.T.S.

DATE: 2020-08-07

SHEET NO.

NORTH RIDGE

PD/MASTER PLAN

RALEIGH, NORTH CAROLINA

3D MASSING STUDY

CLIENT:
AVENTON COMPANIES
5420 WADE PARK BLVD, SUITE 320
RALEIGH, NORTH CAROLINA

REVISIONS:	
△	2016-12-02 PER CDR COMMENTS
△	2017-01-20 PER CDR COMMENTS



McADAMS

THE JOHN R. McADAMS
COMPANY, INC.

2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 • McAdamsCo.com

Rezoning Application and Checklist

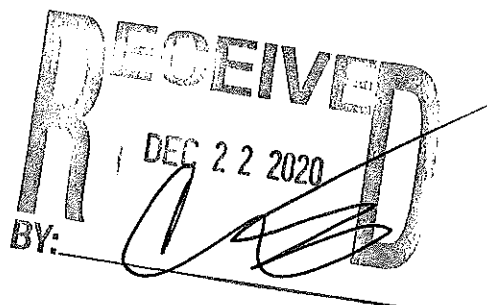
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input checked="" type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: PD	Height:	Frontage:	Overlay(s):
Proposed zoning base district: PD	Height:	Frontage:	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information		
Date: 10/26/20	Date amended (1): 12/8/20	Date amended (2):
Property address: 6655 and 6300 The Lakes Drive		
Property PIN: 1707-90-7349 and 1717-00-5113		
Deed reference (book/page): Book 18199, Page 2711; Book 18199, Page 2720 (Lots 4 & 5, Book of Maps 2020, Pages 1933-1936)		
Nearest intersection: Sandy Forks Rd. and The Lakes Dr.		Property size (acres): 74.31 total (Lot 4 - 25.62 acres; Lot 5 - 13.21 acres)
For planned development applications only:	Total units: 1,500	Total square footage: 35,000
	Total parcels: 5	Total buildings: 37
Property owner name and address: Aventon North Ridge Owner, LLC; 5420 Wade Park Avenue, Suite 320, Raleigh, NC 27607		
Property owner email: rperera@aventoncompanies.com		
Property owner phone: (919) 451-2093		
Applicant name and address: Michael Birch; 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612		
Applicant email: mbirch@longleaflp.com		
Applicant phone: 919.645.4317		
Applicant signature(s): <i>Ronald P. Perera</i>		
Additional email(s):		



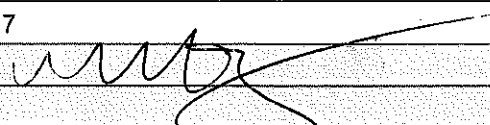
Rezoning Application and Checklist

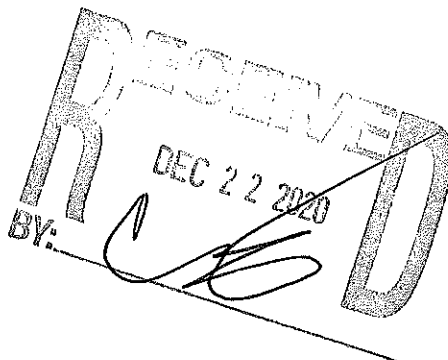
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input checked="" type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: PD	Height:	Frontage:	Overlay(s):
Proposed zoning base district: PD	Height:	Frontage:	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information		
Date: 10/26/20	Date amended (1): 12/8/20	Date amended (2):
Property address: 0, 6620, and 0 The Lakes Drive		
Property PIN: 1717-00-3706, 1717-01-5477, and 1717-11-1325		
Deed reference (book/page): Book 17415, Page 2380 (Lots 1, 2 & 3 on Book of Maps 2019, Page 636)		
Nearest intersection: Sandy Forks Rd. and The Lakes Dr.		Property size (acres): 74.31 (Lot 1 - 8.49 acres; Lot 2 - 16.92 acres; Lot 3 - 10.07 acres)
For planned development applications only:	Total units: 1,500	Total square footage: 35,000
	Total parcels: 5	Total buildings: 37
Property owner name and address: North Ridge Apts LLC; 11710 Bowman Green Dr., Reston, VA 20190		
Property owner email:		
Property owner phone:		
Applicant name and address: Michael Birch; 4509 Creedmoor Rd., Ste. 302, Raleigh, NC 27612		
Applicant email: mbirch@longleaflp.com		
Applicant phone: 919.645.4317		
Applicant signature(s): 		
Additional email(s):		



REZONING OF PROPERTY CONSISTING OF +/- 74.31 ACRES
LOCATED SOUTH OF SANDY FORKS ROAD, EAST OF SHANDA DRIVE, IN THE CITY
OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
JUNE 8, 2020

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Monday, June 8, at 5:00 p.m. The property considered for this potential rezoning totals approximately 74.31 acres, and is located south of Sandy Forks Road, east of Shanda Drive, in the City of Raleigh, having Wake County Parcel Identification Numbers 1717-00-3706, 1717-11-1325, 1717-00-0300 and 1717-01-5477. This meeting was held virtually on Zoom with an option to call in by telephone. All owners of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owner
From: Michael Birch
Date: May 28, 2020
Re: Neighborhood Meeting for Rezoning of 0, 0, 6615 and 6620 The Lakes Drive

You are invited to attend a meeting to discuss the rezoning. We have scheduled an informational meeting with surrounding property owners on Monday, June 8th at 5:00 PM until 7:00 PM. Due to the COVID-19 Pandemic, this meeting will be held virtually. You can participate online or by telephone. To participate, visit:

To join with video:

<https://us02web.zoom.us/j/3340456836?pwd=TWFOeDg5cTIYYnFCaG9MNXRvL1hLQT09>

Meeting ID: 334 045 6836

Password: ~~NorthHills~~

To join by telephone:

+1 646 558 8656

Meeting ID: 334 045 6836

Password: 366656

The purpose of this meeting is to discuss the rezoning of properties located at 0, 0, 6615 and 6620 The Lakes Drive (with Property Identification Number (PIN) 1717-00-3706, 1717-11-1325, 1717-00-0300 and 1717-01-5477, respectively). The properties total approximately 74.31 acres in size, and are located on the south side of Sandy Forks Road at the intersection with The Lakes Drive.

The property is currently zoned Planned Development (PD), and the proposed rezoning would slightly change some of the provisions of the current master plan, but it will create a new Planned Development (PD) district. A PD district is a customized general use district that may modify parts of the Unified Development Ordinance to create a more refined development. The existing PD allows for 1,500 dwelling units and 35,000 square feet of non-residential space. The proposed PD preserves those overall maximums, but would increase the number of dwelling units that can be constructed in Subdistrict B by 40 units, from 350 units to 390 units. Also, the proposed PD increases the allowable building height in Subdistrict D and Subdistrict E from 4 stories to 5 stories.

The City of Raleigh requires a neighborhood meeting involving the owners of property within 500 feet of the property prior to filing a rezoning application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4317 and mbirch@longleaflp.com. Also, for more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at 919.996.2180 or JP.Mansolf@raleighnc.gov.

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. A draft of the proposed Rezoning Application Page
4. A Master Plan Subdistrict Exhibit, To Be Modified Per Above

AERIAL



ZONING MAP

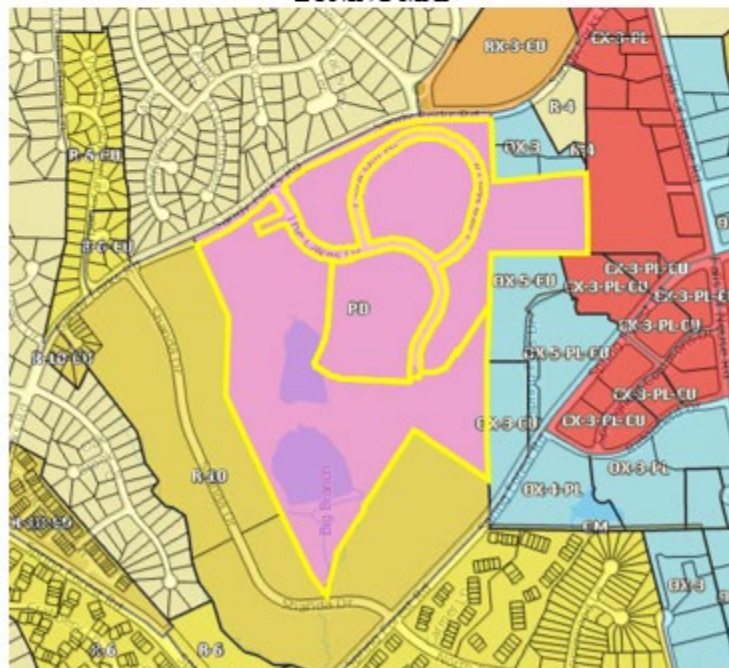


EXHIBIT C – ITEMS DISCUSSED

1. The criteria for receiving a mailed notice?
 - a. Property owners within 500' of the subject rezoning
2. The purpose of rezoning and amending the existing Planned Development District?
 - a. To increase the allowable number of residential units in Subdistrict B from 350 to 390
 - b. To increase the allowable building height in Subdistricts D and E from 4 stories to 5 stories
3. The location of the new proposed entrance point of Sandy Forks Road?
 - a. This would be a right-in, right-out access point and located east of Suburban Drive and Sandy Forks Road intersection
4. Are there any City of Raleigh studies planned to measure Sandy Forks Road traffic?
 - a. None planned at this time, but the last study was performed in 2016
5. Other potential access points for the development?
 - a. The PD requires construction of a road headed south to Spring Forest Road, but the property does not have frontage along Spring Forest Road to complete the connection
 - b. There is a planned future connection to Shanda Drive as well
6. Timeline for construction?
 - a. The applicant hopes to complete construction within 18-24 months

EXHIBIT D – MEETING ATTENDEES

1. Amy Strecker
2. Ron Perara
3. Michelle and Greg Anysz
4. Hannah Reckhow
5. Justin Katz
6. DeWayne Williams
7. Frederick Langston
8. Steve Morrow

REZONING OF PROPERTY CONSISTING OF +/- 74.31 ACRES,
LOCATED SOUTH OF SANDY FORKS ROAD, EAST OF SHANDA DRIVE, IN THE CITY
OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
OCTOBER 5, 2020

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Monday, October 5, at 5:00 p.m. The property considered for this potential rezoning totals approximately 74.31 acres, and is located south of Sandy Forks Road, east of Shanda Drive, in the City of Raleigh, having Wake County Parcel Identification Numbers 1717-00-3706, 1717-11-1325, 1717-00-0300 and 1717-01-5477. This meeting was held virtually on Zoom with an option to call in by telephone. All owners of property within 1,000 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owner
From: Michael Birch
Date: September 24, 2020
Re: Neighborhood Meeting for Text Change of Z-33-2016/MP-4-2016 (0, 0, 6615 and 6620 The Lakes Drive)

You are invited to attend a meeting to discuss the text change. We have scheduled an informational meeting with surrounding property owners on Monday, October 5th at 5:00 PM until 7:00 PM. Due to the COVID-19 Pandemic, this meeting will be held virtually. You can participate online or by telephone. To participate, visit:

To join with video:

<https://us02web.zoom.us/j/89353601503?pwd=dWpuWFJBUElFWnFQWnFub1BQUXdfUT09>

Meeting ID: 893 5360 1503

Password: 464064

To join by telephone:

+1 646 558 8656

Meeting ID: 893 5360 1503

Password: 464064

The purpose of this meeting is to discuss a text change of Z-33-16/MP-4-2016: Hawthorne North Ridge PD, consisting of properties located at 0, 0, 6615 and 6620 The Lakes Drive (with Property Identification Number (PIN) 1717-00-3706, 1717-11-1325, 1717-00-0300 and 1717-01-5477, respectively). The properties total approximately 74.31 acres in size, and are located on the south side of Sandy Forks Road at the intersection with The Lakes Drive.

The property is currently zoned Planned Development (PD), and the proposed text change would slightly change some of the provisions of the current master plan. A PD district is a customized general use district that may modify parts of the Unified Development Ordinance to create a more refined development. The existing PD allows for 1,500 dwelling units and 35,000 square feet of non-residential space. The proposed PD preserves those overall maximums, but would transfer 75 allowable dwelling units from Subdistrict A to Subdistrict E. Also, the proposed PD increases the allowable building height in Subdistrict D and Subdistrict E from 4 stories to 5 stories.

The City of Raleigh requires a second neighborhood meeting involving the owners of property within 1,000 feet of the property prior to filing a rezoning application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4317 and mbirch@longleaflp.com. Also, for more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at 919.996.2682 or JP.Mansolf@raleighnc.gov.

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. A draft of the proposed Rezoning Application Page
4. A Master Plan Subdistrict Exhibit, To Be Modified Per Above

A detailed street map of the area around the University of Illinois at Chicago. The map shows a dense grid of streets, with major thoroughfares like I-55 (Roosevelt Rd) and I-90 (Dan Ryan Expressway) visible. The University of Illinois at Chicago is located in the center of the map, with its main campus area shaded in grey. The map also shows the surrounding residential and commercial areas, including the Loop and the South Loop. The map is oriented with North at the top.

Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST				
<input type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Master Plan			OFFICE USE ONLY Rezoning Case #	
Existing Zoning Base District	PD	Height		Frontage
Proposed Zoning Base District	PD	Height		Frontage
Overlay(s)				
Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number: Z-33-2016				
GENERAL INFORMATION				
Date	Date Amended (1)		Date Amended (2)	
Property Address 0, 0, 6615 and 6620 The Lakes Drive				
Property PIN 717-00-3706, 1717-11-1325, 1717-00-0300 and 1717-01-5477		Deed Reference (book/page) 17415 / 2375 & 2380		
Nearest Intersection Sandy Forks Road and The Lakes Drive				
Property Size (acres) 74.31	For Planned Development Applications Only:	Total Units 1,500	Total Square Footage 35,000	
		Total Parcels 4	Total Buildings 37	
Property Owner Name/Address North Ridge Land Partners LLC & North Ridge Apts LLC 11710 Bowman Green Drive Reston, VA 20190		Phone	Fax	
		Email		
Applicant Name/Address Michael Birch, Longleaf Law Partners 4509 Creedmoor Road, Suite 302 Raleigh, NC 27612		Phone 919.645.4317	Fax	
		Email mbirch@longleaflp.com		
Applicant* Signature(s)		Email		

*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

EXHIBIT B – NOTICE LIST

1706882693 STAFFORD TOWNHOMES ASSN INC ASSOCIA-HRW INC 4700 HOMEWOOD CT STE 380 RALEIGH NC 27609-5732	1706894451 ASHTON HALL TWNHM OWNERS ASSOC INC PPM 11010 RAVEN RIDGE RD RALEIGH NC 27609-3855	1706894961 HARTQUIST, COYLE D LUISE, JAMIE 6309 OAK BROOK CIR RALEIGH NC 27609-3849
1706895609 TRUSTEE FOR THE AULT FAMILY LIVING TRUST 6304 OAK BROOK CIR RALEIGH NC 27609-3850	1706895766 PORVAZNIK, MICHAEL PORVAZNIK, STEFFENIE 6308 OAK BROOK CIR RALEIGH NC 27609-3850	1706895974 SCOLTOCK, GARETH SCOLTOCK, TRACI 320 ASHEBROOK DR RALEIGH NC 27609-3844
1706896387 ARANGO, VIRGINIA 6312 LYNN MEADOW DR RALEIGH NC 27609-3855	1706896509 PELTIER, ANTHONY C 6317 LYNN MEADOW DR RALEIGH NC 27609-3854	1706896691 GUTTERY, DEREK A GUTTERY, CAROLE Y 408 ASHEBROOK DR RALEIGH NC 27609-3846
1706896770 RALEIGH HOME PROPERTIES LLC 1006 W LADY DIANA CT APEX NC 27502-9260	1706896841 HUTCHINS, ANDREW DIXON 6312 OAK BROOK CIR RALEIGH NC 27609-3850	1706897196 HARREN, JAMES C HARREN, JACQUELINE B PO BOX 10229 WILMINGTON NC 28404-0229
1706897433 PHAM, VINH 6316 LYNN MEADOW DR RALEIGH NC 27609-3855	1706897994 MUHLHEIM, BRUCE W 401 ASHEBROOK DR RALEIGH NC 27609-3845	1706898336 KLEIN, DOUGLAS M CHRISTENBURY, KATE E 504 ASHEBROOK DR RALEIGH NC 27609-3848
1706898391 KERSHAW, MARY C 508 ASHEBROOK DR RALEIGH NC 27609-3848	1706898406 SPINELLI, MARC 500 ASHEBROOK DR RALEIGH NC 27609-3848	1706898696 FENTON, STACEY L FENTON, DANIEL J 417 ASHEBROOK DR RALEIGH NC 27609-3845
1706898774 LOY, JACQUELYN K 413 ASHEBROOK DR RALEIGH NC 27609-3845	1706898827 SEXTON, KEVIN RAY 405 ASHEBROOK DR RALEIGH NC 27609-3845	1706898850 CASTEEL, DAVID W 409 ASHEBROOK DR RALEIGH NC 27609-3845
1706899149 LOVELACE, ADRIAN S 516 ASHEBROOK DR RALEIGH NC 27609-3848	1706899152 SWEENEY, ERIN MARIE 520 ASHEBROOK DR RALEIGH NC 27609-3848	1706899215 DUVERNET, MARIANNE 512 ASHEBROOK DR RALEIGH NC 27609-3848
1706899575 SHOPE, MADISON E. 7005 SANDRINGHAM DR RALEIGH NC 27613-4054	1706899620 RYLAND, CAITLIN A 501 ASHEBROOK DR RALEIGH NC 27609-3847	1706980633 NYE, BARBARA B 6119 FRIARS WALK PL RALEIGH NC 27609-8221
1706980661 FLOWERS, GAIL MARTIN TRUSTEE 6121 FRIARS WALK PL RALEIGH NC 27609-8221	1706981449 LOVVORN, EDWARD HEWETT 6122 FRIARS WALK PL RALEIGH NC 27609-8220	1706983020 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590

1706983726 RAINBOW RASCALS NC - RALEIGH I LLC 1732 CROOKS RD TROY MI 48084-5501	1706990003 RICHERT, GEORGE JR LOPEZ, SOFIA C 4516 WELLINGTON DOWNS RALEIGH NC 27613-3343	1706990091 LANG, CHELSEA B 528 ASHEBROOK DR RALEIGH NC 27609-3848
1706990474 HOWARD, BRIENNE LEIGH 513 ASHEBROOK DR RALEIGH NC 27609-3847	1706990520 WILLIAMS, ELIZABETH JANE 509 ASHEBROOK DR RALEIGH NC 27609-3847	1706991097 WEAVER, SUSAN E SAULNIER, REBECCA 529 ASHEBROOK DR RALEIGH NC 27609-3847
1706991159 ROERDEN, JEFFREY J ROERDEN, MARY A 525 ASHEBROOK DR RALEIGH NC 27609-3847	1706991227 CAPPS, NICHOLAS NATHAN 521 ASHEBROOK DR RALEIGH NC 27609-3847	1706991306 FERRELL, MICHAEL D 517 ASHEBROOK DR RALEIGH NC 27609-3847
1707802709 GODBOLT, PHILIP L GODBOLT, CHONG S 305 WOODS REAM DR RALEIGH NC 27615-7231	1707802773 COOK, JANET M 309 WOODS REAM DR RALEIGH NC 27615-7231	1707802991 HILLIARD, BETTY H 6404 CHANDLEWOOD KNL RALEIGH NC 27615-7201
1707803145 KIMBALL, HOKE POLLOCK 101 DEFOORS LNDG NW ATLANTA GA 30318-7523	1707803327 HAWTHORNE, MICHAEL JAMES 301 ASHEBROOK DR RALEIGH NC 27609-3843	1707803477 WARD, JAMISON B TOVE, CAROLYN L 408 THYME PL RALEIGH NC 27609-3309
1707803593 FUTRELL, BRIAN DENNEY FUTRELL, HOPE LEANN 404 THYME PL RALEIGH NC 27609-3309	1707804009 HOLMAN, LAURA C 308 ASHEBROOK DR RALEIGH NC 27609-3844	1707804065 CALLAWAY, CLAY G 312 ASHEBROOK DR RALEIGH NC 27609-3844
1707804310 ALAM HOME LLC 7208 BLUFFSIDE CT RALEIGH NC 27615-5901	1707804452 BARBEE, DAMIEN M BARBEE, KRISTAL L 8028 GHOST PONY TRL RALEIGH NC 27613-1721	1707804509 CLOUTIER, TRAVIS 400 THYME PL RALEIGH NC 27609-3309
1707804699 PALOMBARO, BARBARA P 403 THYME PL RALEIGH NC 27609-3309	1707804762 BROWN, RE'ANNA 401 THYME PL RALEIGH NC 27609-3309	1707804847 HARRINGTON, MICHAEL N HARRINGTON, KIMSU M 6501 ARBOR GRANDE WAY RALEIGH NC 27615-7338
1707804954 NORTON, GAYLE T 6505 ARBOR GRANDE WAY RALEIGH NC 27615-7338	1707805032 HURLEY, THOMAS G 316 ASHEBROOK DR RALEIGH NC 27609-3844	1707805284 LEWIS, STEPHEN V 313 ASHEBROOK DR RALEIGH NC 27609-3843
1707805330 HAAG, FRANK EDGAR III 309 ASHEBROOK DR RALEIGH NC 27609-3843	1707805413 VU, ANDY QUANGTRUONG 414 THYME PL RALEIGH NC 27609-3309	1707805531 LUGINBUHL, GERALDINE LUGINBUHL, JAMES 1700 PICTOU RD RALEIGH NC 27606-3793

1707805563 LUGINBUHL, GERALDINE LUGINBUHL, JAMES 1700 PICTOU RD RALEIGH NC 27606-3793	1707805596 WILLIFORD, VICTOR L JR WILLIFORD, DEBORAH R 2235 UMSTEAD RD DURHAM NC 27712-1949	1707805606 STANCIL, JACK M STANCIL, PATSY H 1405 ROCK DAM CT RALEIGH NC 27615-5467
1707805634 STANCIL, JACK M STANCIL, PATSY H 1405 ROCK DAM CT RALEIGH NC 27615-5467	1707805681 WILLIFORD, VICTOR L JR WILLIFORD, DEBORAH R 2235 UMSTEAD RD DURHAM NC 27712-1949	1707806138 CARAWAN, KATHY LEE 317 ASHEBROOK DR RALEIGH NC 27609-3843
1707806183 VAGLE, FRANKLIN C VAGLE, PENNY L 321 ASHEBROOK DR RALEIGH NC 27609-3843	1707807027 TOMASELLI, JOSEPH MICHAEL TOMASELLI, JOSEPH SR 325 ASHEBROOK DR RALEIGH NC 27609-3843	1707807082 SHEATS, CAROLYN THERESA 329 ASHEBROOK DR RALEIGH NC 27609-3843
1707808459 SIX FORKS CGC PROPERTY LLC 888 WOODMERE PL APT C WOODMERE NY 11598-2016	1707811186 ROBERTSON, KENDALL F ROBERTSON, ALICE B 6405 CHANDLEWOOD KNL RALEIGH NC 27615-7201	1707811646 AMMONS CONST CO INC 140 AMMONS DR RALEIGH NC 27615-6501
1707812431 AMMONS, JUSTUS M 140 AMMONS DR RALEIGH NC 27615-6501	1707813034 SLIGH, GREGORY PHILLIP SLIGH, ANGELINE P 6408 CHANDLEWOOD KNL RALEIGH NC 27615-7201	1707813115 ELIZONDO, STEVEN J ELIZONDO, JAMISON C 6409 CHANDLEWOOD KNL RALEIGH NC 27615-7201
1707813618 WARD, DANIEL 6505 MOUNTAIN BROOK LN RALEIGH NC 27615-7345	1707813695 CROTTS, DELORES 6501 MOUNTAIN BROOK LN RALEIGH NC 27615-7345	1707814051 HOLLAND, WADE DENNIS HOLLAND, ANN H 6509 ARBOR GRANDE WAY RALEIGH NC 27615-7338
1707814078 MERCER, JANE C 6513 ARBOR GRANDE WAY RALEIGH NC 27615-7338	1707814184 BRADSHAW, JAMES BERNARD JR BRADSHAW, CLAIRE MARIE 6517 ARBOR GRANDE WAY RALEIGH NC 27615-7338	1707814293 POLLECK, JENNIFER 6521 ARBOR GRANDE WAY RALEIGH NC 27615-7338
1707814785 HERRING, STANLEY BRUCE HERRING, VICKY T 400 PRADERA WAY RALEIGH NC 27615-7320	1707814971 SCHREIBER, SEAN O SCHREIBER, MELISSA C 6625 ARBOR GRANDE WAY RALEIGH NC 27615-7340	1707815300 MILLIGAN, CARL R PARKER, STEVE W 6525 ARBOR GRANDE WAY RALEIGH NC 27615-7338
1707815308 JOHNSON, DOLORES K 6529 ARBOR GRANDE WAY RALEIGH NC 27615-7338	1707815415 SHAFER, ROBERT L SHAFER, DIANE J 6533 ARBOR GRANDE WAY RALEIGH NC 27615-7338	1707815513 MURPHY, JOSEPH L MURPHY, ELIZABETH S 6537 ARBOR GRANDE WAY RALEIGH NC 27615-7338
1707815628 PICKETT, RALPH S PICKETT, BARBARA J 6605 ARBOR GRANDE WAY RALEIGH NC 27615-7340	1707815630 WESP, KENNETH WESP, MARGARET 6601 ARBOR GRANDE WAY RALEIGH NC 27615-7340	1707815823 NI, ZHOU LIANG ZHENG, YUN 401 PRADERA WAY RALEIGH NC 27615-7320

1707815942 HORN, CHARLES F HORN, CYNTHIA M 6621 ARBOR GRANDE WAY RALEIGH NC 27615-7340	1707816012 STAPLETON, DANIEL L STAPLETON, DORCAS 6500 ARBOR GRANDE WAY RALEIGH NC 27615-7337	1707816099 HALL, ELLEN S 504 VIA LAS CRUCES CIR RALEIGH NC 27615-7342
1707816112 SAWYER, THEODORE H JR SAWYER, TERESA D 500 VIA LAS CRUCES CIR RALEIGH NC 27615-7342	1707816334 FITZGERALD, PATRICK T FITZGERALD, DONNA S 6524 ARBOR GRANDE WAY RALEIGH NC 27615-7337	1707816454 OSBORNE, RAYMOND GORDON OSBORNE, JORJA N 500 SIERRA VISTA WAY RALEIGH NC 27615-7341
1707816686 REID, MARSHALL S REID, CATHERINE M 6600 ARBOR GRANDE WAY RALEIGH NC 27615-7339	1707816805 HINSBERG, MARY K 6615 ARBOR GRANDE WAY RALEIGH NC 27615-7340	1707816995 LYNCH, JERRY LYNCH, CRISTINA 6616 ARBOR GRANDE WAY RALEIGH NC 27615-7339
1707817145 CAWLEY, DOROTHY 508 VIA LAS CRUCES CIR RALEIGH NC 27615-7342	1707817246 MCCURDY, DAVID K MCCURDY, NATALIE 509 VIA LAS CRUCES CIR RALEIGH NC 27615-7343	1707817323 TAYLOR, JOSEPH G TAYLOR, TERESA 505 VIA LAS CRUCES CIR RALEIGH NC 27615-7343
1707817447 COHEN, RICHARD COHEN, SHEREE 504 SIERRA VISTA WAY RALEIGH NC 27615-7341	1707817545 SMITH, GRAHAM H SMITH, LEAH M 509 SIERRA VISTA WAY RALEIGH NC 27615-7341	1707817653 SHIPMAN, CRAIG A. SHIPMAN, ANDREA 505 SIERRA VISTA WAY RALEIGH NC 27615-7341
1707817703 WYATT, JOHN M WYATT, KAREN M 6604 ARBOR GRANDE WAY RALEIGH NC 27615-7339	1707817810 SMITH, SPENSER 6608 ARBOR GRANDE WAY RALEIGH NC 27615-7339	1707817817 KRONK, ALEXANDER GREGORY KRONK, MARISSA JOY 6612 ARBOR GRANDE WAY RALEIGH NC 27615-7339
1707818285 DIFRANCO, SONIA M DIFRANCO, GIUSEPPE 405 MAYLANDS AVE RALEIGH NC 27615-7332	1707818369 SULLIVAN, REBECCA SULLIVAN, TAYLOR 413 MAYLANDS AVE RALEIGH NC 27615-7332	1707818372 ANDERSON, JEFFREY T 409 MAYLANDS AVE RALEIGH NC 27615-7332
1707818465 STEVENS, LARRY B JR 417 MAYLANDS AVE RALEIGH NC 27615-7332	1707818553 DEBOE, DAVID N DEBOE, JACQUELINE S 421 MAYLANDS AVE RALEIGH NC 27615-7332	1707818559 FAJGENBAUM, DAVID M TRUSTEE FAJGENBAUM, SUZANNE C TRUSTEE 7505 HAYMARKET LN RALEIGH NC 27615-5436
1707818655 KNIGHT, JOHN KNIGHT, ANNE Z 429 MAYLANDS AVE RALEIGH NC 27615-7332	1707818752 DEMAREE, SUSAN K 501 MAYLANDS AVE RALEIGH NC 27615-7335	1707818759 RAND, HILL ROSE M PO BOX 368 RICHLANDS NC 28574-0368
1707818858 MANUEL, VANESSA E GOODRICH, DAVID ALAN 500 ARIS CT RALEIGH NC 27615-7327	1707818904 DISMUKE, ROBERT J LESNIK, HEATHER 501 ARIS CT RALEIGH NC 27615-7328	1707819267 MASRI, DANNY I 401 MAYLANDS AVE RALEIGH NC 27615-7332

1707819595 PETROGEORGE, PAUL K PETROGEORGE, LARISSA D 400 ROBB CT RALEIGH NC 27615-7326	1707819827 ALBEE, MATTHEW MICHAEL ALBEE, MEREDITH HAAKE 504 ARIS CT RALEIGH NC 27615-7327	1707819898 FAGGE, AMANDA B FAGGE, JUSTIN D 509 MAYLANDS AVE RALEIGH NC 27615-7335
1707819997 EVANS, MARK B EVANS, AMBER Q 512 ARIS CT RALEIGH NC 27615-7327	1707826091 BATTS, DONALD BATTS, ANN 2617 N FALLS DR RALEIGH NC 27615-1257	1707827018 DAMERON, CYNTHIA SMITH 6704 POINTE VISTA CIR RALEIGH NC 27615-7336
1707828012 HOLLAND, GRAHAM J HOLLAND, JUDITH P 505 ARIS CT RALEIGH NC 27615-7328	1707828058 SMITH, MARSHA M 509 ARIS CT RALEIGH NC 27615-7328	1707828144 KREMER, JARED THOMAS KREMER, KATIE M 6709 EASTBROOK DR RALEIGH NC 27615-7310
1707829094 WHITEFORD, DAVID B DUBOIS, HOPE A 516 ARIS CT RALEIGH NC 27615-7327	1707910239 KRON, JASON 400 MAYLANDS AVE RALEIGH NC 27615-7331	1707910393 BERGO, DENNIS R BERGO, BRYAN 402 MAYLANDS AVE RALEIGH NC 27615-7331
1707910446 COONSE, JEFFREY W COONSE, ELIZABETH S V 408 MAYLANDS AVE RALEIGH NC 27615-7331	1707910490 ROY, JOHN P ROY, NANCY E 404 MAYLANDS AVE RALEIGH NC 27615-7331	1707910554 RICHBURG, ABIGAIL HERRING RICHBURG, HENRY LEROY III 404 ROBB CT RALEIGH NC 27615-7326
1707910755 ENLOWE, MICHAEL G ENLOWE, MELISSA C 401 ROBB CT RALEIGH NC 27615-7326	1707910965 HAMILL, ROBERT A HAMILL, LAUREN A 6701 EASTBROOK DR RALEIGH NC 27615-7310	1707911474 TALLEY, JOHN MARSHALL TALLEY, ANN MICHELLE 6601 PORTSMOUTH LN RALEIGH NC 27615-7311
1707911527 BROSNAN, CHRISTOPHER M 408 ROBB CT RALEIGH NC 27615-7326	1707911655 LEGGETT, MATTHEW LEGGETT, KARA NORVILLE 409 ROBB CT RALEIGH NC 27615-7326	1707911742 JOYNER, LEE JOYNER, JESSICA 405 ROBB CT RALEIGH NC 27615-7326
1707911860 WARE, JOSHUA WARE, JENNIFER 504 MAYLANDS AVE RALEIGH NC 27615-7334	1707911878 HICKS, EMIL DAVID TRUSTEE KUREPONG, CHANTIMA TRUSTEE 5608 SOUTHER CROSS AVE RALEIGH NC 27606	1707912306 CARTER, HENRY LEE CARTER, FAWN ASTRID 6600 PORTSMOUTH LN RALEIGH NC 27615-7311
1707912397 LAURENZ, BRENT BEARDEN LAURENZ, JESSICA BEARDEN 6604 PORTSMOUTH LN RALEIGH NC 27615-7311	1707912502 KERUL, MATTHEW ROBERT KERUL, LAURA LEE 6605 PORTSMOUTH LN RALEIGH NC 27615-7311	1707912559 SCHENK, MICHAEL DAVID SCHENK, JENNIFER 6609 PORTSMOUTH LN RALEIGH NC 27615-7311
1707912678 MINIKIVES, CATHERINE B 6613 PORTSMOUTH LN RALEIGH NC 27615-7311	1707912786 WALKER, GRANT T WALKER, ALEXIS S 6617 PORTSMOUTH LN RALEIGH NC 27615-7311	1707912882 LINDSAY, ASHLEY S LINDSAY, KEITH 6621 PORTSMOUTH LN RALEIGH NC 27615-7311

1707912957 THOMPSON, EUGENE O 6629 PORTSMOUTH LN RALEIGH NC 27615-7311	1707912980 BROYLES, DEBORAH B 6625 PORTSMOUTH LN RALEIGH NC 27615-7311	1707913472 STURM, EVAN C 6608 PORTSMOUTH LN RALEIGH NC 27615-7311
1707914409 LOPEZ, GABRIEL LOPEZ, MARIANA 6612 PORTSMOUTH LN RALEIGH NC 27615-7311	1707914506 CAMP, KIM S 6616 PORTSMOUTH LN RALEIGH NC 27615-7311	1707914624 ATTMORE, CAROLINE B ATTMORE, WILLIAM H 6620 PORTSMOUTH LN RALEIGH NC 27615-7311
1707914733 STRECKER, AMY KATHRYN COLEMAN, EMMY LOU 6624 PORTSMOUTH LN RALEIGH NC 27615-7311	1707914831 KATZ, JUSTIN KATZ, MARY 6628 PORTSMOUTH LN RALEIGH NC 27615-7311	1707914927 KAPPLER, JONATHAN KAPPLER, CAITLIN BEARDEN 6636 PORTSMOUTH LN RALEIGH NC 27615-7311
1707914930 ONEILL, OWEN G ONEILL, WINSOME 6632 PORTSMOUTH LN RALEIGH NC 27615-7311	1707915506 HOLCOMB, PETER T 6705 SANDY FORKS RD RALEIGH NC 27615-7316	1707915661 BOTROS, NADIA A 6709 SANDY FORKS RD RALEIGH NC 27615-7316
1707915826 NELSON, TIMOTHY NELSON, KATHERINE ANN 6605 ASCOT CT RALEIGH NC 27615-7333	1707915892 KAISER, PAUL KAISER, PATRICIA ANN 6601 ASCOT CT RALEIGH NC 27615-7333	1707915939 MURPHY, SUSAN ELAINE 6609 ASCOT CT RALEIGH NC 27615-7333
1707916629 PIROZZI, KAREN GUISTINA, DAVID PO BOX 10215 RALEIGH NC 27605-0215	1707916871 ROCHE, JOSEPH P JR ROCHE, TRACY K 6600 ASCOT CT RALEIGH NC 27615-7333	1707916998 CRANK, DEBRA 6608 ASCOT CT RALEIGH NC 27615-7333
1707917710 DIEP, CAT 6805 SANDY FORKS RD RALEIGH NC 27615-7318	1707917818 HLOS, CHRISTINA DIANE LAUGHINGHOUSE, JAMES KENNETH 6604 ASCOT CT RALEIGH NC 27615-7333	1707918835 WILLIAMS, DEWAYNE E WILLIAMS, JANET M 6505 RACEVIEW TER RALEIGH NC 27615-7312
1707919846 SHRIVER, GLENN DUFFIE CHAVEZ, KAREN 6501 RACEVIEW TER RALEIGH NC 27615-7312	1707920176 KONING, PAUL E KONING, CAROLYN C 6708 EASTBROOK DR RALEIGH NC 27615-7309	1707920220 DARHOWER, MARK A 6712 EASTBROOK DR RALEIGH NC 27615-7309
1707920396 GIBBS, KALEB GIBBS, MEGAN 6713 EBON CT RALEIGH NC 27615-7330	1707921077 THOMAS, MICHAEL S WEBER, CHRISTINA N 6700 EASTBROOK DR RALEIGH NC 27615-7309	1707921121 VONCANNON, CAROLINE H 6704 EASTBROOK DR RALEIGH NC 27615-7309
1707921229 SIJON, ANDREW C 6709 EBON CT RALEIGH NC 27615-7330	1707921273 SINGFIEL, JEFFREY SINGFIEL, MELISSA L 8733 COURAGE CT RALEIGH NC 27615-8206	1707922136 PECOUNIS, ERNEST PECOUNIS, LGA V 6701 EBON CT RALEIGH NC 27615-7330

1707922445 MUNN, LAURA J MUNN, DANIEL K 6712 EBON CT RALEIGH NC 27615-7329	1707923083 DUNLEVY, JUSTIN DUNLEVY, SAGE R 6640 PORTSMOUTH LN RALEIGH NC 27615-7311	1707923099 KLOOS, MARK TYLER KLOOS, SHANNON 600 MAYLANDS AVE RALEIGH NC 27615-7302
1707923226 AL-CHACAR, ASHER 6700 EBON CT RALEIGH NC 27615-7329	1707923289 LANG, MICHELLE 605 MAYLANDS AVE RALEIGH NC 27615-7303	1707923326 ADLER, SEAN ADLER, SHANNON FITZGERALD 6704 EBON CT RALEIGH NC 27615-7329
1707923413 INGALL, ALAN E INGALL, LAUREN A PO BOX 97911 RALEIGH NC 27624-7911	1707923683 TOSTENSON, BRIAN C WEBSTER, SOPHIA H 604 WESTBROOK DR RALEIGH NC 27615-7323	1707924155 FANNEY, CAROLE THURSTON 604 MAYLANDS AVE RALEIGH NC 27615-7302
1707924299 BRANCH, WILLIAM C JR BRANCH, VIVIAN J 6701 ASCOT CT RALEIGH NC 27615-7325	1707924365 UPTON, MARY D 6705 ASCOT CT RALEIGH NC 27615-7325	1707924451 HOWARD, CLAYTON R THOMPSON, KATHY N 6709 ASCOT CT RALEIGH NC 27615-7325
1707924467 WERLIN, ROBERT JAY WERLIN, REBECCA A 6713 ASCOT CT RALEIGH NC 27615-7325	1707924686 FANNELL, JACKIE D FANNELL, JEFFREY 608 WESTBROOK DR RALEIGH NC 27615-7323	1707925121 DOUGLASS, DREW DOUGLASS, CYNTHIA 608 MAYLANDS AVE RALEIGH NC 27615-7302
1707925522 JEFFRIES, LAURA P JEFFRIES, DAVID J II 6717 ASCOT CT RALEIGH NC 27615-7325	1707925772 WEAKLAND, RAYMOND JOSEPH WEAKLAND, HOLLY M 612 WESTBROOK DR RALEIGH NC 27615-7323	1707926087 PERRY, SHARON LYNN 6612 ASCOT CT RALEIGH NC 27615-7333
1707926176 WHITEHURST, JAMES B 6616 ASCOT CT RALEIGH NC 27615-7333	1707926358 SIMPSON, EUGENE BOYD SIMPSON, CAROL M 6704 ASCOT CT RALEIGH NC 27615-7325	1707926361 PETERSON, RALPH E PETERSON, DONNA W 6700 ASCOT CT RALEIGH NC 27615-7325
1707926465 WALLER, EVAN D 6708 ASCOT CT RALEIGH NC 27615-7325	1707926523 KEELEY, KEVIN G KEELEY, PATRICIA A 6712 ASCOT CT RALEIGH NC 27615-7325	1707927183 KNOX, EDWARD H KNOX, SHERI L 616 MAYLANDS AVE RALEIGH NC 27615-7300
1707927357 DUMOUCHELLE, JAMES A DUMOUCHELLE, JANET M 617 MAYLANDS AVE RALEIGH NC 27615-7303	1707927629 TINSLEY, J CARTER TINSLEY, DEBORAH L 6613 BROOKHOLLOW DR RALEIGH NC 27615-6610	1707927671 JABBOUR, HADI G 6609 BROOKHOLLOW DR RALEIGH NC 27615-6610
1707928011 WILLIAMS, JASON GRANT 6509 RACEVIEW TER RALEIGH NC 27615-7312	1707928185 MEYER, CAITLYN SUZANNE 6513 RACEVIEW TER RALEIGH NC 27615-7312	1707928339 HODGES, GRAYSON COOPER HODGES, LESLEY CUTLER 621 MAYLANDS AVE RALEIGH NC 27615-7303

1707928556 KRACHT, AARON A KRACHT, LAUREN M 6605 BROOKHOLLOW DR RALEIGH NC 27615-6610	1707929413 SPENCER, DAVID L SPENCER, MARY F 701 MAYLANDS AVE RALEIGH NC 27615-7305	1707929543 SIMPSON, MELVYN C SIMPSON, MARY ANN J 6601 BROOKHOLLOW DR RALEIGH NC 27615-6610
1707929737 AKER, PATRICIA KATHLEEN AKER, JEREMY AUSTIN 6606 BROOKHOLLOW DR RALEIGH NC 27615-6611	1716082289 LOGAN, CARSON 5839 BRANCHWOOD RD RALEIGH NC 27609-3986	1716082296 DAVIES, ERIC 5837 BRANCHWOOD RD RALEIGH NC 27609-3986
1716082357 MAUZEY, MICHAEL MAUZEY, AMY 5845 BRANCHWOOD RD RALEIGH NC 27609-3986	1716082364 TASSITINO, LISA M 5843 BRANCHWOOD RD RALEIGH NC 27609-3986	1716082372 TATE, CLARENCE E TATE, MARY KAY 5841 BRANCHWOOD RD RALEIGH NC 27609-3986
1716082419 TALBERT, PETER TALBERT, DEVIN 5853 BRANCHWOOD RD RALEIGH NC 27609-3986	1716082424 OLSON, PAUL F 5849 BRANCHWOOD RD RALEIGH NC 27609-3986	1716082427 ESTES, ASHLEY KAREN 5851 BRANCHWOOD RD RALEIGH NC 27609-3986
1716082505 WISOR, DAVID R WISOR, VALERIE A 5620 WINTHROP DR RALEIGH NC 27612-2748	1716082512 SMITH, DAVID J SMITH, ANNA M 5855 BRANCHWOOD RD RALEIGH NC 27609-3986	1716082640 LASHER, LISA J 5861 BRANCHWOOD RD RALEIGH NC 27609-3986
1716082663 GRIFFIN, BROOKE WIRTANEN GRIFFIN, WILLIAM RANDOLPH III 5863 BRANCHWOOD RD RALEIGH NC 27609-3986	1716082685 MANILA ORANGE LLC 5301 GREYFIELD BLVD DURHAM NC 27713-8145	1716083127 BECKWITH, LYNDIA M 5831 BRANCHWOOD RD RALEIGH NC 27609-3985
1716083135 LERNER, JOSEPH 5829 BRANCHWOOD RD RALEIGH NC 27609-3985	1716083142 HOLLOMAN, BRENDA K 5827 BRANCHWOOD RD RALEIGH NC 27609-3985	1716083210 ABSHER, JOHN STANLEY MARTIN- ABSHER, PATRICIA DIANE 5833 BRANCHWOOD RD RALEIGH NC 27609-3985
1716083454 NORTHBEND TOWNHOUSE HOMEOWNERS ASSOC 5837 MAPLERIDGE RD RALEIGH NC 27609-3949	1716083607 JARVIS, NANCY K 5867 BRANCHWOOD RD RALEIGH NC 27609-3986	1716083720 OWENS, ELIZABETH F 5869 BRANCHWOOD RD RALEIGH NC 27609-3986
1716083785 PRICE, VICTORIA N 5873 BRANCHWOOD RD RALEIGH NC 27609-3986	1716084198 SNIPES, THERESA R 5801 WHITEBUD DR RALEIGH NC 27609-3918	1716084358 STROBEL, ELEANOR TEMPONE, PATRICIA IRENE 5830 BRANCHWOOD RD RALEIGH NC 27609-3922
1716084365 PRIDGEN, JOHN B HUSSEY, LAFAYIA 5828 BRANCHWOOD RD RALEIGH NC 27609-3922	1716084373 HILL, KATHRYN ELAINE TRUSTEE 615 SPRING FOREST RD # 216 RALEIGH NC 27609-9150	1716084435 DIEHL, WILLIAM E DIEHL, PHYLLIS 5834 BRANCHWOOD RD RALEIGH NC 27609-3922

1716084441 FRAHM, LESLIE EDWARD 5832 BRANCHWOOD RD RALEIGH NC 27609-3922	1716084512 MARTINEZ, CAROLINE D MARTINEZ, JOSEPH M 5838 BRANCHWOOD RD RALEIGH NC 27609-3983	1716084544 HAWKINS, ALEXANDER HAWKINS, DONNIE S 2324 41ST ST APT 162 WILMINGTON NC 28403-5474
1716084556 JARVIS, NANCY KAY BULLOCK, PENNY ANN 5867 BRANCHWOOD RD RALEIGH NC 27609-3986	1716084578 KILIAN, FRANK RUDOPH JR 5844 BRANCHWOOD RD RALEIGH NC 27609-3983	1716084707 PIPER, JAMES L JR 5875 BRANCHWOOD RD RALEIGH NC 27609-3986
1716084729 SHEA, DANIEL R PO BOX 99825 RALEIGH NC 27624-9825	1716085210 HARTSFIELD, MARSHALL BARHAM HARTSFIELD, DENISE APPLETON PO BOX 489 HOPE MILLS NC 28348-0489	1716085233 BEDINI, PEGGY W 337 SPRINGMOOR DR RALEIGH NC 27615-7740
1716085245 PURSER, DELORA G 5807 WHITEBUD DR RALEIGH NC 27609-3918	1716085268 ROGERS, NANCY L 5809 WHITEBUD DR RALEIGH NC 27609-3918	1716085601 DUNCAN, MARGARET C TRUSTEE 5846 BRANCHWOOD RD RALEIGH NC 27609-3983
1716085652 THE DONALD F KENNEDY LIVING TRUST 5850 BRANCHWOOD RD RALEIGH NC 27609-3983	1716085674 BIDDLE, JANE ELIZABETH BELL, JOSEPH 5852 BRANCHWOOD RD RALEIGH NC 27609-3983	1716085696 REEVES, WILLIAM KENNETH JR REEVES, WILLIAMS KENNETH III 5854 BRANCHWOOD RD RALEIGH NC 27609-3983
1716085877 MARTIN, ANTHONY MARTIN, LINDA 5901 CARMEL LN RALEIGH NC 27609-3953	1716085980 KILIAN, LAURA 5903 CARMEL LN RALEIGH NC 27609-3953	1716085992 MUHLHAUSEN, ELSIE VIOLA 5905 CARMEL LN RALEIGH NC 27609-3953
1716086314 CARLISLE, JENNIFER MARIE CARLISLE, WAYNE MERRILL 5813 WHITEBUD DR RALEIGH NC 27609-3918	1716086336 GREINER, JOSEPH W 7316 CHICORA CT RALEIGH NC 27615-6005	1716086368 JUSTICE, SARAH LOUISE 5817 WHITEBUD DR RALEIGH NC 27609-3918
1716086480 DONADELLE, EDITH JOAN DONADELLE, ERNEST EDWARD 5819 WHITEBUD DR RALEIGH NC 27609-3918	1716086905 O'NEAL, RHONDA 5907 CARMEL LN RALEIGH NC 27609-3953	1716086917 COBB, ELLEN ELIZABETH 5909 CARMEL LN RALEIGH NC 27609-3953
1716087380 NORTH BEND TOWNHOUSE 5837 MAPLERIDGE RD RALEIGH NC 27609-3949	1716087402 ZIRKER, CHRISTINE A 5821 WHITEBUD DR RALEIGH NC 27609-3918	1716087465 PANFIL, THERESE D 5825 WHITEBUD DR RALEIGH NC 27609-3918
1716087488 HOLT, REBECCA L 5827 WHITEBUD DR RALEIGH NC 27609-3918	1716087727 ROBERT E KOSTKA IRREVOCABLE TRUST ROBERT E KOSTKA TRUSTEE 5900 CARMEL LN RALEIGH NC 27609-3953	1716087830 AMODEO, JOSEPHINE AMODEO, LUCILLE AMODEO 5902 CARMEL LN RALEIGH NC 27609-3953

1716087853 CLARK, ALICIA L 5904 CARMEL LN RALEIGH NC 27609-3953	1716087866 HENDERSON, ANDREA KYLE 5906 CARMEL LN RALEIGH NC 27609-3953	1716087879 BRIGGS, CAROLINE J 5908 CARMEL LN RALEIGH NC 27609-3953
1716088500 OLIVER, ALLISON E 5829 WHITEBUD DR RALEIGH NC 27609-3918	1716088512 SCHWEIBINZ, RITA R 5831 WHITEBUD DR RALEIGH NC 27609-3918	1716088535 EMERY, SHARON L 5833 WHITEBUD DR RALEIGH NC 27609-3918
1716088890 HALL, BOBBY G HALL, VICKY L 5905 WHITEBUD DR RALEIGH NC 27609-3957	1716088932 BANYAL, RAJNEESH BANYAL, RACHEL 5912 CARMEL LN RALEIGH NC 27609-3953	1716088954 LENTZ, GREGORY L 5914 CARMEL LN RALEIGH NC 27609-3953
1716088967 COYNE, EDNA F COYNE, KEVIN ROBERT 5916 CARMEL LN RALEIGH NC 27609-3953	1716089718 AJKR, LLC 1100 SHADOW LAKE DR RALEIGH NC 27615-1896	1716089735 CLARKSON, MARY LOU 5901 WHITEBUD DR RALEIGH NC 27609-3957
1716095522 SIX FORKS CGC PROPERTY LLC 888 WOODMERE PL APT C WOODMERE NY 11598-2016	1716096072 BAILEY, CHARLES H BAILEY, DORIS E 5913 CARMEL LN RALEIGH NC 27609-3953	1716096085 CRAIG, PETER JOEL 5915 CARMEL LN RALEIGH NC 27609-3953
1716097007 SPENCE, RHONDA 5917 CARMEL LN RALEIGH NC 27609-3953	1716097019 CANDLEWOOD MHP ETAL STIKELEATHER, LEE A (GENERAL PRTNR) 1020 BRANCHVIEW CT RALEIGH NC 27610-8788	1716097131 SNYDER, SUSAN G 5921 CARMEL LN RALEIGH NC 27609-3953
1716098028 NORTH BEND TOWNHOUSE HOMEOWNERS ASS 5837 MAPLERIDGE RD RALEIGH NC 27609-3949	1716098094 WATKINS, VANCE F WATKINS, CATHERINE H 5920 CARMEL LN RALEIGH NC 27609-3953	1716098097 ORIHUELA, VICTOR M ORIHUELA, GLORIA I 216 POTTERS PASS DR SUMMERVILLE SC 29486-2143
1716098190 MONEY, PATRICIA 5924 CARMEL LN RALEIGH NC 27609-3953	1716098193 KROPF, MARTIN H KROPF, GINA L 5926 CARMEL LN RALEIGH NC 27609-3953	1716098196 POLLOCK, CARLTON ARTHUR JR 5928 CARMEL LN RALEIGH NC 27609-3953
1716099204 STINAGLE, JANICE E 5932 CARMEL LN RALEIGH NC 27609-3953	1716099224 PORTER, SHARON L 5934 CARMEL LN RALEIGH NC 27609-3953	1716099265 DUQUE, RUBY TRUSTEE RUBY DUQUE REVOCABLE TRUST 5936 CARMEL LN RALEIGH NC 27609-3953
1716099296 EYRE, CARVEL R EYRE, MYRNA L 5938 CARMEL LN RALEIGH NC 27609-3953	1716181705 NORDGREN, CAROLYN E NORDGREN, CHARLES A 5904 WHITEBUD DR RALEIGH NC 27609-3956	1716181717 CARLTON, JOHN P III CARLTON, JAMIE L 6217 BRIELSON PL RALEIGH NC 27616-5540

1716181830 SPH ONE LLLP 1301 2ND AVE FL 31 SEATTLE WA 98101-0003	1716181858 SALE, ALBERT J SALE, TINKER 5912 WHITEBUD DR RALEIGH NC 27609-3956	1716181944 JOHNSON, STEPHANIE BROWN 5916 WHITEBUD DR RALEIGH NC 27609-3956
1716181947 CORCORAN, PETER E CORCORAN, MINERVA 5918 WHITEBUD DR RALEIGH NC 27609-3956	1716181951 GAGE, MICHAEL I GAGE, GIULIANA G 5914 WHITEBUD DR RALEIGH NC 27609-3956	1716183759 OHAGAN LLC 3916 VALLEY STREAM DR RALEIGH NC 27604-4920
1716183874 OHAGAN LLC 3916 VALLEY STREAM DR RALEIGH NC 27604-4920	1716183888 CRIPE, SANDRA LYNN 5913 APPLEWOOD LN RALEIGH NC 27609-3901	1716184903 DIXON, SANDRA JOY 5915 APPLEWOOD LN RALEIGH NC 27609-3901
1716184927 GULLEDGE, C BROOKS PO BOX 19823 RALEIGH NC 27619-9823	1716186915 ARCINIEGAS, ALEJANDRO ARCINIEGAS, BONNIE 905 DARFIELD DR RALEIGH NC 27615-1112	1716190226 KELLAM, BRADLEY E 5940 CARMEL LN RALEIGH NC 27609-3953
1716190401 STIKELEATHER, RACHEL ALLEN 5933 CARMEL LN RALEIGH NC 27609-3953	1716190441 MORGAN, CLARENCE ALBERT 5935 CARMEL LN RALEIGH NC 27609-3953	1716190480 WILSON, PATRICIA A 5937 CARMEL LN RALEIGH NC 27609-3953
1716191028 NORTH BEND HOMEOWNERS ASSOC INC 5837 MAPLERIDGE RD RALEIGH NC 27609-3949	1716191041 DAVIS, GERTRUDE H DAVIS, JUDITH A HEIRS PO BOX 67 TRYON NC 28782-0067	1716191139 WRIGHT, DRAKE TRUSTEE MARIE S WRIGHT REVOCABLE TRUST THE 872 HADRIAN DR GARNER NC 27529-5184
1716191157 PERLSTADT, HARRY PERLSTADT, TARI 5948 CARMEL LN RALEIGH NC 27609-3953	1716191202 KRAMER, JOHN MARTIN 5944 CARMEL LN RALEIGH NC 27609-3953	1716191400 HARDY, MABEL THOMASINE PO BOX 18065 RALEIGH NC 27619-8065
1716191440 HUME, LORI J 5941 CARMEL LN RALEIGH NC 27609-3953	1716191491 LANTZ, JANET MARIE 5945 CARMEL LN RALEIGH NC 27609-3953	1716192006 NGUYEN, HUNG D NGUYEN, TUYEN D 1623 CUTLASS RD MONETA VA 24121-4530
1716192027 COLES, BERNICE C 5926 WHITEBUD DR RALEIGH NC 27609-3956	1716192058 SMITH, FRANK SMITH, IRENE 5928 WHITEBUD DR RALEIGH NC 27609-3956	1716192369 SIGNATURE VENTURES PARTNERS LLC 4208 SIX FORKS RD STE 1700 RALEIGH NC 27609-5734
1716192398 SAMES, BONNIE J 5951 CARMEL LN RALEIGH NC 27609-3953	1716192430 MEGLISS, GREGG I 5947 CARMEL LN RALEIGH NC 27609-3953	1716193115 JOSEPH J FOLEY & MARY ANN FOLEY REVOC TRUST 5932 WHITEBUD DR RALEIGH NC 27609-3956

1716193137 ZELENAKAS, KRISTIN A 5934 WHITEBUD DR RALEIGH NC 27609-3956	1716193159 UPTON, MADIE P 5936 WHITEBUD DR RALEIGH NC 27609-3956	1716193271 JOHNSON, DINAH LYNN WELFLE, TERRENCE LEE 5938 WHITEBUD DR RALEIGH NC 27609-3956
1716193293 CURRY, SALLY BLAINE 5940 WHITEBUD DR RALEIGH NC 27609-3956	1716193327 ATKINSON, DENISE 5953 CARMEL LN RALEIGH NC 27609-3953	1716193752 LAKE PARTNERS LLC CAPITAL ASSOCIATES 5400 TRINITY RD STE 309 RALEIGH NC 27607-6001
1716194042 GULLEDGE, C BROOKS PO BOX 19823 RALEIGH NC 27619-9823	1716194076 SMITH, ELIZABETH B 4712 STONEHILL DR RALEIGH NC 27609-5320	1716194099 MANSHACK, AMY D MANSHACK, JAMES J II 5923 APPLEWOOD LN RALEIGH NC 27609-3901
1716194340 KOSTKA, JUDITH E 5944 CARMEL LN RALEIGH NC 27609-3953	1716194352 STEWART, HENRIETTA 5946 WHITEBUD DR RALEIGH NC 27609-3956	1716194375 OBREMSKI, TANIA L 5948 WHITEBUD DR RALEIGH NC 27609-3956
1716194397 REIERSON, MICHELLE A 5950 WHITEBUD DR RALEIGH NC 27609-3956	1716195122 TIRRE, ANTHONY OSCAR 2009 DURANGO LN MODESTO CA 95355-5018	1716195137 DUNN, TERIKA SHANEIL 6003 APPLEWOOD LN RALEIGH NC 27609-3903
1716195260 WILSON, KENNETH DON 5001 FIELD AND STREAM RD RALEIGH NC 27613-7534	1716195283 WILSON, KENNETH DON 5001 FIELD AND STREAM RD RALEIGH NC 27613-7534	1716195410 SALMON, IRMA P 5952 WHITEBUD DR RALEIGH NC 27609-3956
1716196209 SPOHNHOLTZ, JEMMA 6009 APPLEWOOD LN RALEIGH NC 27609-3903	1716196312 CROSS, CAROLE E 6011 APPLEWOOD LN RALEIGH NC 27609-3903	1716196337 TRUSTEE OF THOMAS HOMER BUZZARD AND CYNTHIA LYNN B 113 HEIDINGER DR CARY NC 27511-5617
1716197032 BEARD, DAVID H JR BEARD, KATHY 6000 APPLEWOOD LN RALEIGH NC 27609-3903	1716197089 BATES, NANCY 6004 APPLEWOOD LN RALEIGH NC 27609-3903	1716197339 KIMBROUGH, IVY COLLINS FIRST CITIZENS BANK CLN-13 PO BOX 29522 RALEIGH NC 27626-0522
1716197389 MCINTYRE, MOIRA LAMM 6019 APPLEWOOD LN RALEIGH NC 27609-3903	1716198102 RAILSBACK, YVONNE MARIE 6006 APPLEWOOD LN RALEIGH NC 27609-3903	1716198144 BASSEL, THOMAS 1776 QUAIL RIDGE RD RALEIGH NC 27609-4989
1716198168 LYNCH, LYNN LOUISE 6010 APPLEWOOD LN RALEIGH NC 27609-3903	1716198288 WISELOVE, TARA 7413 SIX FORKS RD APT 112 RALEIGH NC 27615-6164	1716198348 WATERS, MIRIAM LEE 1209 OAKSIDE CT RALEIGH NC 27609-3565

1716198363 OROZCO, FERNANDO OROZCO, LINDSAY E 1002 WALKER FIELD DR ROUEMONT NC 27572-8491	1716199720 TG LAKE PLAZA EAST LLC 1717 MAIN ST STE 2600 DALLAS TX 75201-7310	1716291327 NORTH BEND OFFICE CONDOMINIUMS PO BOX 17102 RALEIGH NC 27619-7102
1716291327 RIVER BEND VENTURES LLC 9908 CAPE SCOTT CT RALEIGH NC 27614-9025	1716291327 RALPH, CRAIG STEPHEN 2714 CLARK AVE RALEIGH NC 27607-7102	1716291327 RIVER BEND VENTURES LLC 9908 CAPE SCOTT CT RALEIGH NC 27614-9025
1716291327 POE, JOANN MARIE 291 DURWOOD DR RALEIGH NC 27603-7989	1716291327 LEADING REALTY LLC 5880 FARINGDON PL UNIT 10B RALEIGH NC 27609-3932	1716291327 RESPONSE HOMES 4501 NEW BERN AVE RALEIGH NC 27610-1549
1716291327 RIVER BEND VENTURES LLC 9908 CAPE SCOTT CT RALEIGH NC 27614-9025	1716291327 MCDONALD, KAREN DENISE 5874 FARINGDON PL STE 2 RALEIGH NC 27609-3932	1716291327 REZARAY LLC 7116 SPRING RIDGE RD RALEIGH NC 27606-4339
1716291327 TRIANGLE ROSE PRONAS AMORC 5872 FARINGDON PL UNIT 200 RALEIGH NC 27609-4587	1716291327 RIVER BEND VENTURES LLC 9908 CAPE SCOTT CT RALEIGH NC 27614-9025	1716291327 CUSTOM PROPERTY DEVELOPMENTS LLC 1509 FOX HOLLOW RD GREENSBORO NC 27410-3747
1716291327 1800 REALESTATE INC 11304 TEAL CHAPPELL CT RALEIGH NC 27617	1716291327 2011 PROPERTIES LLC 5886 FARINGDON PL UNIT 7A RALEIGH NC 27609-3932	1716291327 SILBER, DOREEN R 7209 RAINWATER RD RALEIGH NC 27615-5458
1717000300 NORTH RIDGE LAND PARTNERS LLC 11710 BOWMAN GREEN DR RESTON VA 20190-3501	1717003706 NORTH RIDGE APTS LLC 11710 BOWMAN GREEN DR RESTON VA 20190-3501	1717010941 WATKINS, PHILLIP M 6500 RACEVIEW TER RALEIGH NC 27615-7312
1717011976 KEUSSEYAN, ROUPEN L KEUSSEYAN, KAREN L 2541 EL GAVILAN CT CARLSBAD CA 92009-4307	1717020196 MANN, ROBIN L MANN, BILLIE F 6512 RACEVIEW TER RALEIGH NC 27615-7312	1717020257 RHAME, DEVOHN D RHAME, LUCY H 6516 RACEVIEW TER RALEIGH NC 27615-7312
1717020684 BLASEY, KRISTY M BLACKLEY, KEVIN 6600 BROOKHOLLOW DR RALEIGH NC 27615-6609	1717020940 VAGLIO, AGNES Y 705 VILLAWOOD CT RALEIGH NC 27615-6622	1717021098 CLARK, JAMES ROBERT WILLIAMS, SHARON DENISE 6508 RACEVIEW TER RALEIGH NC 27615-7312
1717021336 YANG, KENTON J JACKSON, LISA D 6517 BROOKHOLLOW DR RALEIGH NC 27615-6608	1717021588 GAJARDO, SAUL RODRIGUEZ, ANA L 6520 BROOKHOLLOW DR RALEIGH NC 27615-6607	1717021963 COSTANTINO, NICHOLAS S COSTANTINO, JOANNE 709 VILLAWOOD CT RALEIGH NC 27615-6622

1717022189 BUNN, JUNIUS R JR BUNN, DONNA J 6509 BROOKHOLLOW DR RALEIGH NC 27615-6608	1717022217 KLEIANKINA, OLGA 6513 BROOKHOLLOW DR RALEIGH NC 27615-6608	1717022574 HARRIS, WILLIAM CHAS HARRIS, BETTY G 6516 BROOKHOLLOW DR RALEIGH NC 27615-6607
1717022730 MCMAHON, KEVIN J MCMAHON, THERESA R 704 VILLAWOOD CT RALEIGH NC 27615-6622	1717022851 PEARSON, SUSAN ANGELA PEARSON, THOMAS B 708 VILLAWOOD CT RALEIGH NC 27615-6622	1717023163 ESCOBAR, NED A 6505 BROOKHOLLOW DR RALEIGH NC 27615-6608
1717023415 STADALSKY, FRANK B STADALSKY, EILEEN M 6512 BROOKHOLLOW DR RALEIGH NC 27615-6607	1717023490 ARP, KELSEY ELIZABETH 6508 BROOKHOLLOW DR RALEIGH NC 27615-6607	1717023681 WATKINS, VANCE F WATKINS, CATHERINE H 701 SANDY RIDGE CT RALEIGH NC 27615-6620
1717023895 CANNON NC RENTALS LLC 8108 TYLERTON DR RALEIGH NC 27613-1575	1717023953 SPENCER, DONALD L JR 6609 SUBURBAN DR RALEIGH NC 27615-6741	1717024014 QIU, YOU LIANG ZHU, LING 1125 LATTIMORE DR RALEIGH NC 27614-7248
1717024363 MANDIKOS, MARGARET H MANDIKOS, NICHOLAS J 6504 BROOKHOLLOW DR RALEIGH NC 27615-6607	1717024565 EGELAND, STEVE C 700 SANDY RIDGE CT RALEIGH NC 27615-6620	1717024701 REDMOND, SUSAN ELAINE 705 SANDY RIDGE CT RALEIGH NC 27615-6620
1717024880 LASSITER, CHARLES R LASSITER, JESSIE TUNG 10701 CHELTONHAM CT RALEIGH NC 27614-9015	1717025370 WANAS, EMIL ADIB WANAS, SOHEIR MIKHAIL 6501 SUBURBAN DR RALEIGH NC 27615-6731	1717025576 MASLAND, ALBERT HADDOCK JR MASLAND, JENNIFER SLOCUM 704 SANDY RIDGE CT RALEIGH NC 27615-6620
1717026329 SEDGWICK, STEPHEN KENNETH BENNETT, LESLIE KAY 6505 SUBURBAN DR RALEIGH NC 27615-6731	1717026476 RCOM, PHIL LI RCOM, HUN NAY 6509 SUBURBAN DR RALEIGH NC 27615-6731	1717026596 MCQUEEN, JAMES A JR 3000 CHARWOOD PL RALEIGH NC 27612-2115
1717026627 JONES, JUDITH JENEE 6517 SUBURBAN DR RALEIGH NC 27615-6731	1717028680 ROBERTS, CHARLES THADDEUS 1304 COOLMORE DR RALEIGH NC 27614-9116	1717028701 ROBERTS, CHARLES THADDEUS 1304 COOLMORE DR RALEIGH NC 27614-9116
1717028829 6516 SUBURBAN LLC FLANNERY, LINDA B 264 W MILLBROOK RD RALEIGH NC 27609-4304	1717028829 SCHRADER FAMILY LTD PTNRP 5862 FARINGDON PL STE 1 RALEIGH NC 27609-4582	1717100286 SZR NORTH HILLS LP 7209 WESTPARK DR MCLEAN VA 22102-4202
1717101778 CN APARTMENTS LLC 6131 FALLS OF NEUSE RD STE 202 RALEIGH NC 27609-3518	1717104538 CN INVESTORS 1201 EDWARDS MILL RD STE 300 RALEIGH NC 27607-3625	1717105133 RIDGEFIELD AWH LLC 901 RIDGEFIELD DR RALEIGH NC 27609-8504

1717106257 832 SPRINGFIELD PARTNERS LLC ALEXANDER G KELLY 2820 SELWYN AVE STE 500 CHARLOTTE NC 28209-1791	1717106975 CREEDMOOR PROPERTIES LLC PO BOX 17102 RALEIGH NC 27619-7102	1717108122 800 SPRINGFIELD COMMONS DRIVE LLC 800 SPRINGFIELD COMMONS DR RALEIGH NC 27609-8532
1717108403 832 SPRINGFIELD PARTNERS LLC ALEXANDER G KELLY 2820 SELWYN AVE STE 500 CHARLOTTE NC 28209-1791	1717109289 TAPPOUNI, LOUAY M TAPPOUNI, BAH L 816 SPRINGFIELD COMMONS DR RALEIGH NC 27609-8528	1717111325 NORTH RIDGE APTS LLC 11710 BOWMAN GREEN DR RESTON VA 20190-3501
1717111636 SANDY FORKS PLACE CONDOMINIUM 4020 WAKE FOREST RD RALEIGH NC 27609-0009	1717111636 ROLLE, R ANTHONY 7016 SANDY FORKS RD APT 101 RALEIGH NC 27615-6750	1717111636 CAMPOS, ALFREDO CAMPOS, LIBIA 7016 SANDY FORKS RD APT 102 RALEIGH NC 27615-6750
1717111636 KNIGHT, ALAN WICKER KNIGHT, ELIZABETH M 8717 CARRIAGE TOUR LN RALEIGH NC 27615-3148	1717111636 BULLNOMIOUS PROPERTY VENTURES LLC 1206 MADISON CT JACKSONVILLE NC 28546-4515	1717111636 HILTON, DAVID N HILTON, KAREN V 3312 CARRACK CT RALEIGH NC 27613-8825
1717111636 RAGAN, TIFFANY 7016 302 SANDY FORKS RD RALEIGH NC 27615-6750	1717111636 DYLE, LAURA LACKAS 7018 SANDY FORKS RD APT 101 RALEIGH NC 27615-6749	1717111636 MILLS, DONALD ALTON MILLS, BARBARA M 9485E NC HIGHWAY 39 MIDDLESEX NC 27557-8827
1717111636 MOBLEY, JAMES BENNETT 7018 SANDY FORKS RD APT 201 RALEIGH NC 27615-6749	1717111636 KEEGAN, KATHLEEN TRUSTEE FBO KATHLEEN KEEGAN RVCBL 6132 CATANDPOLLY LN RALEIGH NC 27603-1181	1717111636 POLLONI, ALBERTO 7018 301 SANDY FORKS RD RALEIGH NC 27615-6749
1717111636 PINELLI, ANTHONY LUKE 7018 SANDY FORKS RD APT 302 RALEIGH NC 27615-6710	1717111636 SMITH, RUTH P SMITH, LAURA P 7022 101 SANDY FORKS RD RALEIGH NC 27615-6748	1717111636 EVANS, CHRISTINE P 7022 SANDY FORKS RD APT 102 RALEIGH NC 27615-6748
1717111636 KREBS, FRIDA M 7022 SANDY FORKS RD APT 201 RALEIGH NC 27615-6748	1717111636 GUERRIERI, ALBERIGO GUERRIERI, DOLORES A 4133 S MOUNTAIN DR RALEIGH NC 27603-8535	1717111636 LORANCA, ALFONSO BALTAZAR RUIZ, MARIA LOPEZ 7022 SANDY FORKS RD APT 301 RALEIGH NC 27615-6748
1717111636 REYES, MEDARO A 7022 302 SANDY FORKS RD RALEIGH NC 27615-6748	1717111636 GAINES, JONATHAN GAINES, LAUREN 7024 SANDY FORKS RD APT 101 RALEIGH NC 27615-6700	1717111636 DEES, JACKIE 7024 SANDY FORKS RD APT 102 RALEIGH NC 27615-6700
1717111636 MOORE, DONALD S MOORE, AGNES M 424 CLIFFDALE RD CHAPEL HILL NC 27516-4172	1717111636 NAGY, ENIKO 7021 PERIMETER TRCE E ATLANTA GA 30346-1923	1717111636 GALDO, LAUREN GALDO, SANTOS 7024 SANDY FORKS RD APT 301 RALEIGH NC 27615-6700

1717111636 AMAYA, STEPHANIE 7024 SANDY FORKS RD APT 302 RALEIGH NC 27615-6700	1717111881 SANDY FORKS PLACE CONDOS 3509 HAWORTH DR STE 400 RALEIGH NC 27609-7237	1717111881 PAUL, PEGGY S 7010 SANDY FORKS RD RALEIGH NC 27615-6745
1717111881 DICKEY, AIMEE ELIZABETH 7010 SANDY FORKS RD APT 102 RALEIGH NC 27615-6745	1717111881 HENSON, JULIE B 7010 SANDY FORKS RD APT 103 RALEIGH NC 27615-6745	1717111881 JAMES, PATRICIA C 7010 SANDY FORKS RD # C RALEIGH NC 27615-6745
1717111881 PERRY, JACQUELINE R PERRY, DANYA C 7010 SANDY FORKS RD APT 105 RALEIGH NC 27615-6745	1717111881 ANDERSON, MARCUS SAMIE ANDERSON, BIANCA M 7010 SANDY FORKS RD APT 106 RALEIGH NC 27615-6745	1717111881 BONIFACE, REBEKAH 7010 107 SANDY FORKS PL RALEIGH NC 27615-6745
1717111881 GREGORY, NATHAN LEE 7010 SANDY FORKS RD APT 108 RALEIGH NC 27615-6745	1717111881 ELLISOR, MEGAN 7010 SANDY FORKS RD APT 207 RALEIGH NC 27615-6745	1717111881 CARROLL, DEAN A TRUSTEE THE DEAN A CARROLL TRUST 7010 SANDY FORKS RD APT 208 RALEIGH NC 27615-6745
1717111881 LAROSE, ALEXANDER D 4212 MOUNTAIN BRANCH DR WAKE FOREST NC 27587-6113	1717111881 CURLEY, LAUREN 7040 102 SANDY FORKS RD RALEIGH NC 27615-6743	1717111881 LANGSTON, FREDRICK A 7040 SANDY FORKS RD APT 103 RALEIGH NC 27615-6743
1717111881 YARBOROUGH, MEGAN 7040 SANDY FORKS RD APT 104 RALEIGH NC 27615-6743	1717111881 OLM PROPERTIES LLC 1913 HIGHLAND PL RALEIGH NC 27607-3101	1717111881 AGBAW, CATHERINE PO BOX 97551 RALEIGH NC 27624-7551
1717111881 HARRINGTON, STEPHANIE B 7040 SANDY FORKS RD APT 107 RALEIGH NC 27615-6743	1717111881 COOK, THOMAS PAUL SUDEIKO, VERA 7040 SANDY FORKS RD APT 201 RALEIGH NC 27615-6743	1717111881 EARP, REGINA G 7040 SANDY FORKS RD APT 203 RALEIGH NC 27615-6743
1717111881 SHAFIEI, BRENDA E SHAFIEI, HAMID 7040 SANDY FORKS RD RALEIGH NC 27615-6743	1717111881 KIM, SUNNY 2500 SHARON VIEW LN RALEIGH NC 27614-6814	1717111881 MILLER, JAMES MATTHEW 7040 SANDY FORKS RD APT 207 RALEIGH NC 27615-6743
1717111881 POINDEXTER, NICHOLAS 7050 101 SANDY FORKS RD RALEIGH NC 27615-6744	1717111881 MCCULLEN, LEAH 7050 SANDY FORKS RD APT 102 RALEIGH NC 27615-6744	1717111881 WOMBLE, STEPHEN B 7050 SANDY FORKS RD APT 103 RALEIGH NC 27615-6744
1717111881 MCCARTHY, JONATHAN DECARLO, JOSEPH PO BOX 896 WRIGHTSVILLE BEACH NC 28480-0896	1717114646 SANDY FORKS PLACE CONDOMINIUM 8201 HEMPSHIRE PL APT 103 RALEIGH NC 27613-5466	1717114646 GRIESER, OLIVIA L 7030 SANDY FORKS RD APT 101 RALEIGH NC 27615-6746

1717114646 KALAM PROPERTIES LLC 1200 CARLOS DR APT 503 RALEIGH NC 27609-4778	1717114646 COOK, AUDREY 7030 SANDY FORKS RD APT 103 RALEIGH NC 27615-6746	1717114646 FRIEDRICK, MATTHEW P FRIEDRICK, KATHARINE C 7524 DRAYTON CT RALEIGH NC 27615-3304
1717114646 SCOTT, VIRGINIA 7030 SANDY FORKS RD APT 105 RALEIGH NC 27615-6746	1717114646 SNIPES, DOREEN SNIPES, JESSE 7030 106 SANDY FORKS RD RALEIGH NC 27615-6746	1717114646 HARDY, RETHA C 7030 SANDY FORKS RD APT 107 RALEIGH NC 27615-6746
1717114646 DUPALEVICH, P PAUL JR 7030 SANDY FORKS RD APT 108 RALEIGH NC 27615-6746	1717114928 PARRISH, MARGARET P 7100 SANDY FORKS RD RALEIGH NC 27615-6715	1717118098 CREEDMOOR PROPERTIES LLC PO BOX 17102 RALEIGH NC 27619-7102
1717118506 COLUMBIA SUTTON SQUARE LLC PROPERTY TAX DEPT PO BOX 790830 SAN ANTONIO TX 78279-0830	1717119995 LUIHN FOUR REAL PROPERTY LLC 111 COMMONWEALTH CT STE 106 CARY NC 27511-4447	1717126181 H MERRITT ENTERPRISES LLC 7110 SANDY FORKS RD RALEIGH NC 27615-6715
1717126363 WAKE COUNTY BOARD OF ALCOHOLIC CONTROL 1212 WICKER DR RALEIGH NC 27604-1428	1717127524 AJSWABHAVISH REAL ESTATE LLC 7200 SANDY FORKS RD RALEIGH NC 27615-6729	1717128379 COOK OUT FALLS OF NEUSE ROAD INC PO BOX 698 THOMASVILLE NC 27361-0698
1717128592 SANDFORKS, COMPANY THE 5121 KINGDOM WAY STE 200 RALEIGH NC 27607-6063	1717128643 KICKING GAS VENTURES LLC 6515 FALLS OF NEUSE RD RALEIGH NC 27615-6814	1717129049 TRIPPS ASSOCIATES OF RALEIGH DEPT 8088 PO BOX 2198 MEMPHIS TN 38101-2198
1717129205 RETIREMENT INVESTMENT GROUP LLC 4630 PARAGON PARK RD RALEIGH NC 27616-3408	1717132263 SCG FALLS VILLAGE SHOPPING CENTER LLC THE SHOPPING CENTER GROUP LLC 300 GALLERIA PKWY SE FL 12 ATLANTA GA 30339-3153	1717132263 WACHOVIA BANK & TRUST CO THE SHOPPING CENTER GROUP, LLC 300 GALLERIA PKWY SE FL 12 ATLANTA GA 30339-3153
1717132263 BRANCH BANK & TRUST COMPANY THE SHOPPING CENTER GROUP, LLC 300 GALLERIA PKWY SE FL 12 ATLANTA GA 30339-3153	1717200731 FISCHER FAMILY PROPERTIES LLC WALGREEN CO. ATTN TAX DEPT PO BOX 1159 DEERFIELD IL 60015-6002	1717201065 ONE SPRINGFIELD CENTER CONDOMINIUM 11011 MCCORMICK RD HUNT VALLEY MD 21031-8656
1717201065 ONE SPRINGFIELD HOLDINGS LLC IREDELL SPRINGFIELD CENTER LLC 1205 DORLEATH CT RALEIGH NC 27614-8036	1717202305 PNC BANK, NA NATIONAL TAX SEARCH LLC 130 S JEFFERSON ST STE 300 CHICAGO IL 60661-5763	1717202543 TMK LIMITED PARTNERSHIP 2711 LEMON TREE LN CHARLOTTE NC 28211-3645
1717202844 MCDONALDS CORPORATION (32-521) PO BOX 99035 RALEIGH NC 27624-9035	1717205544 NORTH RIDGE SHOPPING CENTER LLC PO BOX 7019 INDIANAPOLIS IN 46207-7019	1717205910 NORTH STATE BANCORP C/O KIRK WHORF PO BOX 18367 RALEIGH NC 27619-8367

1717207958 NORTH STATE BANK 6204 FALLS OF NEUSE RD RALEIGH NC 27609-3506	1717209338 NORTH RIDGE SHOPPING CENTER LLC PO BOX 7019 INDIANAPOLIS IN 46207-7019	1717210697 FIVE W'S 6401 FALLS OF NEUSE RD RALEIGH NC 27615-6812
1717210697 WINSTON ONEAL INC 6401 FALLS OF NEUSE RD RALEIGH NC 27615-6812	1717210854 FIVE W'S 6401 FALLS OF NEUSE RD RALEIGH NC 27615-6812	1717211376 KEY LLC PO BOX 37288 CHARLOTTE NC 28237-7288
1717213495 SMITH, ALTON B JR MARITAL TRUST 1900 CAMERON ST RALEIGH NC 27605-1307	1717213675 WCS INVESTMENTS LLC 7919 BLUE HERON DR W APT 207 WILMINGTON NC 28411-0101	1717213736 CHASLIN, ANDRE D CHASLIN, CHERYL L 4605 TOLLINGTON DR RALEIGH NC 27604-6159
1717213829 MCKNITT & ASSOCIATES LLC PO BOX 26837 RALEIGH NC 27611-6837	1717214382 ORION VENTURE BOA LLC CORP R/E ASSESSMENTS NC 1-001-03-81 101 N TRYON ST CHARLOTTE NC 28246-0100	1717215499 LARKS LLC 1004 BULLARD CT STE 106 RALEIGH NC 27615-6854
1717215749 NARAYANA, DEEPAKRAJ NARAYANA, PAMELA 4004 NC 55 HWY CARY NC 27519-8372	1717216376 SMILEMASTERS LLC 1801 E FRANKLIN ST CHAPEL HILL NC 27514-5855	1717222074 CRESCENT STATE BANK 1ST NATIONAL BANK/J LIKENS 3320 E STATE ST HERMITAGE PA 16148-3301
1717223095 6500 FALLS OF NEUSE LLC 7200 FALLS OF NEUSE RD STE 303 RALEIGH NC 27615-5384	1717228176 NORTH RIDGE CONDOMINIUMS PO BOX 98511 RALEIGH NC 27624-8511	1717228176 ROCK FAMILY TRUCKING, INC 6575 NEW MARKET WAY RALEIGH NC 27615-6830
1717228176 LOVELADY, CRYSTAL L 6577 NEW MARKET WAY RALEIGH NC 27615-6830	1717228176 MARETT, MICHAEL MARETT, ANNETTE 6579 NEW MARKET WAY RALEIGH NC 27615-6830	1717228176 MORAN, DONNA 2700 GRESHAM LAKE RD RALEIGH NC 27615-4215
1717228176 AKBARI, VICTORIA FRANKE, MARINA 6539 NEW MARKET WAY RALEIGH NC 27615-6829	1717228176 HAJJA, MAMOON 6541 NEW MARKET WAY RALEIGH NC 27615-6829	1717228176 MORRIS, RODNEY A MORRIS, HANNAH J 6543 NEW MARKET WAY RALEIGH NC 27615-6829
1717228176 ST JOHN, GRACE C ST JOHN, KENT 6545 NEW MARKET WAY RALEIGH NC 27615-6829	1717228176 TREJO, MICHAEL 2187 MITFORD CT DACULA GA 30019-2492	1717228176 TAYLOR, CHARLES T TRUSTEE TAYLOR, MARY K TRUSTEE 6549 NEW MARKET WAY RALEIGH NC 27615-6829
1717228176 FARISS, DENA 6551 NEW MARKET WAY RALEIGH NC 27615-6829	1717228176 BLAND, CELESTINE LYNETTE 6553 NEW MARKET WAY RALEIGH NC 27615-6829	1717228176 HOWREY, DAWN NIKUL 6557 NEW MARKET WAY RALEIGH NC 27615-6830

1717228176 HOLLOWAY, LAUREN N 6559 NEW MARKET WAY RALEIGH NC 27615-6830	1717228176 STOLP, DEANNA 6561 NEW MARKET WAY RALEIGH NC 27615-6830	1717228176 MILLER, CARL VAUGHAN 425 S BOYLAN AVE APT 4 RALEIGH NC 27603-1956
1717228176 CARLTON, ANITA C 6403 NEW MARKET WAY RALEIGH NC 27615-6823	1717228176 HUBAND, ROBERT K HUBAND, JANE M 3261 ANDERSON DR RALEIGH NC 27609-7855	1717228176 BOOKER, JANICE 1017 HUNTING RIDGE RD RALEIGH NC 27615-5343
1717228176 JONES, ALTON B JR 6409 NEW MARKET WAY RALEIGH NC 27615-6823	1717228176 BOUZIDI, MUSTAPHA L 5329 TRACKWAY DR KNIGHTDALE NC 27545-9059	1717228176 HUGHES, ROBIN LYNN 6413 NEW MARKET WAY RALEIGH NC 27615-6823
1717228176 UANINO, LOUISE E 6415 NEW MARKET WAY RALEIGH NC 27615-6823	1717228176 BURCH, LEA D 6419 NEW MARKET WAY RALEIGH NC 27615-6823	1717228176 HIGH, GWENDOLYN B 7613 IDOLBROOK LN RALEIGH NC 27615-6123
1717228176 LANNINGHAM, DONNA 6423 NEW MARKET WAY RALEIGH NC 27615-6823	1717228176 HORN, LINDA B 6425 NEW MARKET WAY RALEIGH NC 27615-6823	1717228176 6429 NEW MARKET WAY LLC 1704 PONY RUN RD RALEIGH NC 27615-7411
1717228176 SWAYZE, JOHN T PO BOX 18426 RALEIGH NC 27619-8426	1717228176 BAKER-SAMPLE, DEBORAH 6433 NEW MARKET WAY RALEIGH NC 27615-6824	1717228176 ERNST, KELSI MCKENZIE 6435 NEW MARKET WAY RALEIGH NC 27615-6824
1717228176 BLEDSOE, WILLIAM JACOB 6437 NEW MARKET WAY RALEIGH NC 27615-6824	1717228176 TONG, BINH NGUYEN 6439 NEW MARKET WAY RALEIGH NC 27615-6824	1717228176 SABBY, PATRICIA HOYOS SABBY, CHRISTOPHER MICHAEL 6441 NEW MARKET WAY RALEIGH NC 27615-6824
1717228176 6443 NEW MARKET WAY LLC 5660 SIX FORKS RD STE 202 RALEIGH NC 27609-8615	1717228176 FRENCHIE PROPERTIES LLC 2503 BLOOMING ST RALEIGH NC 27612-6066	1717228176 TOUSSAINT, PASCALE D NDUKU, BOBAKO MOIKA 6449 NEW MARKET WAY RALEIGH NC 27615-6824
1717228176 DEL BARONE, JOHN 6451 NEW MARKET WAY RALEIGH NC 27615-6824	1717228176 SHERIDAN, JAMES MCCANN SHERIDAN, SALEM HOCKETT 6453 NEW MARKET WAY RALEIGH NC 27615-6824	1717228176 ROTATE LLC 287 PINE TRL HENDERSON NC 27537-6666
1717228176 BALDWIN, CECIL A III BALDWIN, SHELIA M 8725 DEERLAND GROVE DR RALEIGH NC 27615-4189	1717228176 DUPRE, DENNIS P DUPRE, NANCY M 3404 CARTWAY LN RALEIGH NC 27616-9758	1717228176 NATIONWIDE INVESTMENT GROUP LLC CHAWKI LAHOUD 7705 MOORGATE CT RALEIGH NC 27615-3606

1717228176 MCCULLEN, SANDRA EVANS 6469 NEW MARKET WAY RALEIGH NC 27615-6825	1717228176 ANDERBERG, COLLEEN L 6471 NEW MARKET WAY RALEIGH NC 27615-6825	1717228176 FITCH, VIRGINIA MARIE FITCH, PAUL 6473 NEW MARKET WAY RALEIGH NC 27615-6825
1717228176 RUSSELL, MATTHEW L 6475 NEW MARKET WAY RALEIGH NC 27615-6825	1717228176 STEPHENSON, CATHERINE 6477 NEW MARKET WAY RALEIGH NC 27615-6825	1717228176 HOUSE, BRIAN DAVID HOUSE, SRIPRAHAI 6479 NEW MARKET WAY RALEIGH NC 27615-6825
1717228176 SMITH, LAWSON DWIGHT JR 6481 NEW MARKET WAY RALEIGH NC 27615-6825	1717228176 COX, DAVID IAN COX, PAMELA DAIY 1704 PONY RUN RD RALEIGH NC 27615-7411	1717228176 GLENDY, MICHAEL EARLE GLENDY, REBECCA M 5224 KNOLLWOOD RD RALEIGH NC 27609-4512
1717228176 WALLACE, CHRISTOPHER C 6303 NEW MARKET WAY RALEIGH NC 27615-6818	1717228176 HORSTMANN, MICHAEL 6305 NEW MARKET WAY RALEIGH NC 27615-6818	1717228176 PERRY, DEBBIE TOLMAN 6307 NEW MARKET WAY RALEIGH NC 27615-6818
1717228176 TROUTMAN, JUDITH LEE 6309 NEW MARKET WAY RALEIGH NC 27615-6818	1717228176 WOLFE, WILLIAM AIKEN JR 6311 NEW MARKET WAY RALEIGH NC 27615-6818	1717228176 BOWLES, ELIZABETH W 6313 NEW MARKET WAY RALEIGH NC 27615-6818
1717228176 SLOAN, PATRICK T 6315 NEW MARKET WAY RALEIGH NC 27615-6818	1717228176 CLARK, ROBERT A 6319 NEW MARKET WAY RALEIGH NC 27615-6818	1717228176 HARKINS, MARY WISE 6321 NEW MARKET WAY RALEIGH NC 27615-6818
1717228176 SHAHIN, AHMAD I TAMIMI, WAFI EID 6323 NEW MARKET WAY RALEIGH NC 27615-6818	1717228176 YANCEY, THOMAS B YANCEY, SHARON C 7204 FONTANA PL RALEIGH NC 27615-5506	1717228176 HUYNH, NAM HUYNH, CHAN LIEU 6327 NEW MARKET WAY RALEIGH NC 27615-6818
1717228176 CLAYTON, ANGELA C 6329 NEW MARKET WAY RALEIGH NC 27615-6818	1717228176 FULLER, JEFFREY G 6333 NEW MARKET WAY RALEIGH NC 27615-6820	1717228176 PARTNERS SOUTH PROPERTIES INC 1007 N FEDERAL HWY STE 292 FT LAUDERDALE FL 33304-1422
1717228176 HODGENS, KENNETH L. HODGENS, ROSANNE J. 6337 NEW MARKET WAY RALEIGH NC 27615-6820	1717228176 MOSS, KEVIN T ASHBY, MELISSA 6339 NEW MARKET WAY RALEIGH NC 27615-6820	1717228176 TALIAFERRO, RICHARD H TALIAFERRO, JESSIE S 4709 PEMBERTON DR RALEIGH NC 27609-5442
1717228176 PARRIS, CARSON ANDREW 9229 SHALLCROSS WAY RALEIGH NC 27617-8398	1717228176 GETZ, DAVID RICHARD GETZ, JOAN PAYNE 187 MEERNAA AVE FAIRFAX CA 94930-2031	1717228176 GLENDY, MICHAEL EARLE GLENDY, REBECCA M 5224 KN OLLWOOD RD RALEIGH NC 27609

1717228176 SLINGERLAND, LISA V 6351 NEW MARKET WAY RALEIGH NC 27615-6820	1717228176 OWENS, MARY E 6353 NEW MARKET WAY RALEIGH NC 27615-6820	1717228176 CONNOLLY, NANCY LEE 6355 NEW MARKET WAY RALEIGH NC 27615-6820
1717228176 GUZMAN, CLAUDIA M 6357 NEW MARKET WAY RALEIGH NC 27615-6820	1717228176 WEDDLE, ANGELA E 6361 NEW MARKET WAY RALEIGH NC 27615-6820	1717228176 VAN EYK, BERNIE VAN EYK, PATRICIA 6363 NEW MARKET WAY RALEIGH NC 27615-6820
1717228176 ROTATE LLC 287 PINE TRL HENDERSON NC 27537-6666	1717228176 BONEY, JESSICA 6367 NEW MARKET WAY RALEIGH NC 27615-6820	1717228176 ROSE, KAYLA A 6369 NEW MARKET WAY RALEIGH NC 27615-6821
1717228176 DIAZ, ARLENE 6371 NEW MARKET WAY RALEIGH NC 27615-6821	1717228176 SMITHEY, SHEILA KERR PORCH, LEWIS ALAN II 6373 NEW MARKET WAY RALEIGH NC 27615-6821	1717228176 TGL WILSON LLC PO BOX 20969 RALEIGH NC 27619-0969
1717228176 WILLIAMS, ANTHONY WILLIAMS, KAREN V 6377 NEW MARKET WAY RALEIGH NC 27615-6821	1717228176 LEUNG, RICHARD LEUNG, JEILY 108 GLEN ALPINE CIR CARY NC 27513-4703	1717228176 JAMES, DUSTIN RAY 2417 BUCKWATER CT RALEIGH NC 27615-8009
1717228176 6383 NEW MARKET LLC 120 YORKCHESTER WAY RALEIGH NC 27615-2979	1717228176 WALKER, CHARLES A 6387 NEW MARKET WAY RALEIGH NC 27615-6821	1717228176 WALKER, CHARLES ARTHUR JR 6387 NEW MARKET WAY RALEIGH NC 27615-6821
1717228176 BHL INVESTMENTS & REALTY INC 200 WATKINS FARM RD ROLESVILLE NC 27571-9511	1717228176 HATTENDORF, RICHARD L 6391 NEW MARKET WAY RALEIGH NC 27615-6821	1717228176 GRE VENTURES LLC 124 DUNCANSBY CT CARY NC 27511-6404
1717228176 DAVIS, BLAIR DAVIS, NICOLE 6395 NEW MARKET WAY RALEIGH NC 27615-6821	1717228176 BROWN, LEWIS 6397 NEW MARKET WAY RALEIGH NC 27615-6821	1717228176 JOHNSON, JUDITH S JOHNSON, DAVID B 6399 NEW MARKET WAY RALEIGH NC 27615-6821
1717228176 ROTATE LLC 287 PINE TRL HENDERSON NC 27537-6666	1717228176 YERBY, KAREN 6515 NEW MARKET WAY RALEIGH NC 27615-6828	1717228176 WILKINS, WILLIAM P WILKINS, MARGARET Y 1116 TEMPLE ST RALEIGH NC 27609-4346
1717228176 SMITH, JAY SMITH, WHITNEY TAYLOR 6523 NEW MARKET WAY RALEIGH NC 27615-6828	1717228176 SNAVELY, CHRISTINE H SLONE, DANA D 6513 NEW MARKET WAY RALEIGH NC 27615-6828	1717228176 RUIZ, FRANKIE R 6517 NEW MARKET WAY RALEIGH NC 27615-6828

1717228176 EDELBAUM, MARK EDELBAUM, ALEX K 6521 NEW MARKET WAY RALEIGH NC 27615-6828	1717228176 DOYLE, MARY T 6525 NEW MARKET WAY RALEIGH NC 27615-6828	1717228176 HERNANDEZ, RAHEF S ABED ABED, SARAH M P 6501 NEW MARKET WAY RALEIGH NC 27615-6828
1717228176 HEALY, COURTNEY K 6505 NEW MARKET WAY RALEIGH NC 27615-6828	1717228176 VERTEFAY PROPERTIES LLC 4418 LOUISBURG RD RALEIGH NC 27616-4335	1717228176 ABOUSHADY, ALAA ABOUSHADY, SOHIR DESOUKI 6503 NEW MARKET WAY RALEIGH NC 27615-6828
1717228176 MOLLOY ENTERPRISES LLC 6829 GREYSTONE DR RALEIGH NC 27615-7408	1717228176 VERTEFAY PROPERTIES LLC 4418 LOUISBURG RD RALEIGH NC 27616-4335	1717228176 KIDD, BRENDA FLEETWOOD 6563 NEW MARKET WAY RALEIGH NC 27615-6830
1717228176 AUMAN, DANIEL 6565 NEW MARKET WAY RALEIGH NC 27615-6830	1717228176 WATSON, CARA C 6567 NEW MARKET WAY RALEIGH NC 27615-6830	1717228176 STEEES, MICHELLE 6569 NEW MARKET WAY RALEIGH NC 27615-6830
1717228176 ALLEN, STEPHEN 6571 NEW MARKET WAY RALEIGH NC 27615-6830	1717337989 NORTH RIDGE COUNTRY CLUB INC 6612 FALLS OF NEUSE RD RALEIGH NC 27615-6815	

EXHIBIT C – ITEMS DISCUSSED

1. The location on the property of the new apartment buildings.
2. The number of new apartment buildings proposed as part of the first phase and second phase of development.
3. Height of buildings in first phase and second phase.
4. The average rent and mix of units for the new apartments.
5. Construction type for the new apartment buildings.
6. The amenities associated with the new apartments.
7. The traffic impact analysis performed in 2016 and recently updated, the limitation to a right-in/right-out of the additional access point on Sandy Forks Road, and the future access to Shanda Drive or Spring Forest Road.
8. The requirement to maintain and improve the existing apartment units.
9. The timeline for construction of the first phase and second phase.

EXHIBIT D – MEETING ATTENDEES

1. Michael Birch
2. Worth Mills
3. Jason Hardin
4. Frank Haag
5. Elizabeth Smith
6. Tom Durham
7. Ron Perera
8. Neil Harrington
9. Drew
10. Susan Weaver
11. Sarah Place