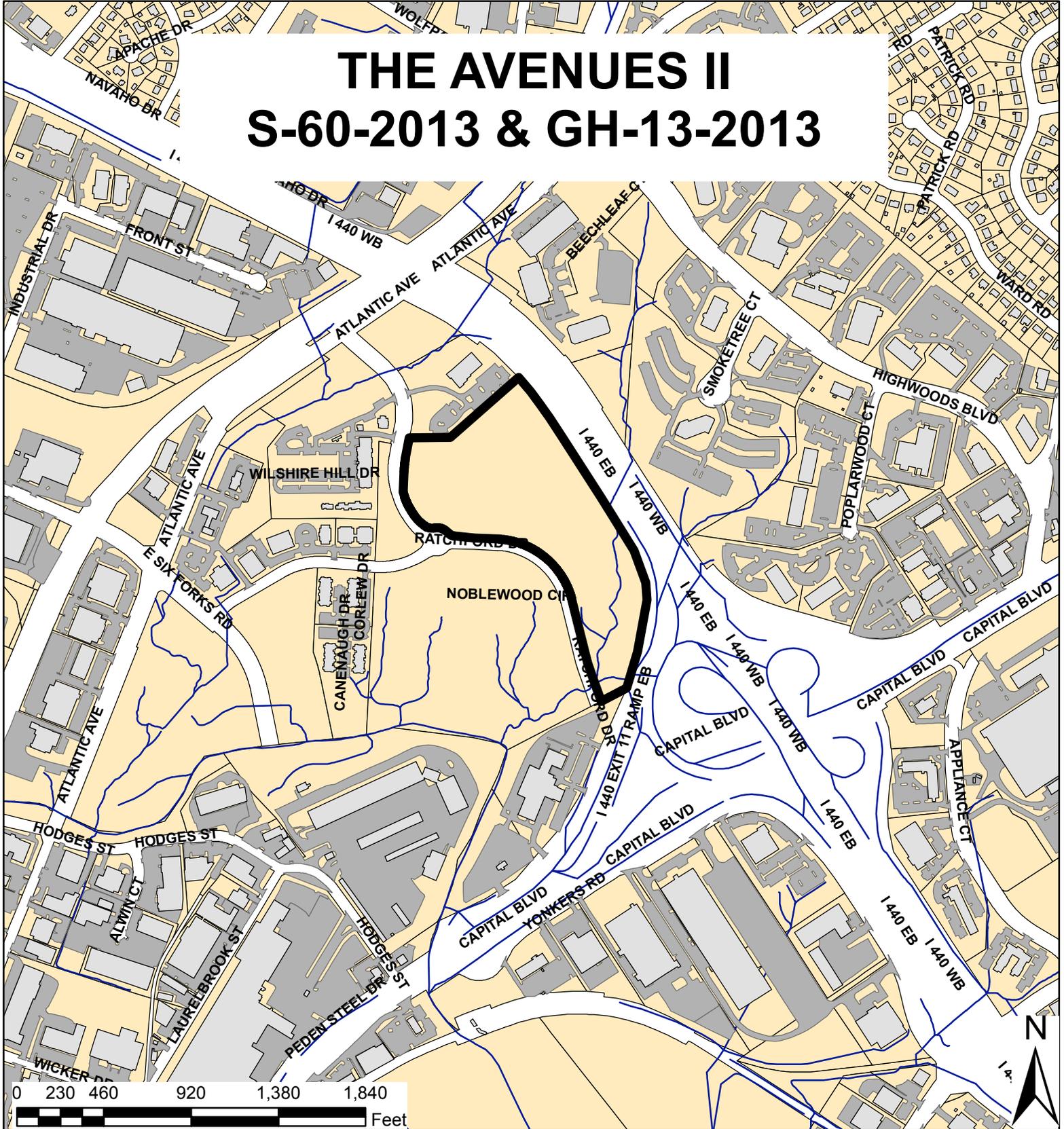


# THE AVENUES II

## S-60-2013 & GH-13-2013



Zoning: **O&I-2 CUD SHOD-2**  
 CAC: **Atlantic**  
 Drainage Basin: **Crabtree Basin**  
 Acreage: **20.67**

Number of Lots: **2**  
 Planner:  
 Phone:  
 Applicant Contact:  
 Phone:

**Meade Bradshaw**  
**(919) 996-2664**  
**John R. McAdams Co.**  
**(919) 361-5000**



# Planning & Development

5-60-13

Development Services  
 Customer Service Center  
 One Exchange Plaza  
 1 Exchange Plaza, Suite 400  
 Raleigh, North Carolina 27601  
 Phone 919-996-2495  
 Fax 919-516-2685

## Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number <b>384071</b> Assigned Project Coordinator <b>SACK</b> Assigned Team Leader
* May require Planning Commission or City Council Approval      ** Legacy Districts Only		

317535

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

### GENERAL INFORMATION

Development Name The Avenues II

Proposed Use Multi-Family Units

Property Address(es) 2520 Ratchford Drive

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. Recorded Deed 1715527746	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
------------------------------------	----------------------	----------------------	----------------------

What is your project type?  Apartment  Banks  Elderly Facilities  Hospitals  Hotels/Motels  Industrial Building  
 Mixed Residential  Non-Residential Condo  Office  Religious Institutions  Residential Condo  Retail  School  Shopping Center  
 Single Family  Telecommunication Tower  Townhouse  Other: If other, please describe:

**PRELIMINARY ADMINISTRATIVE REVIEW**  
 Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval. The proposed site is within a planned subdivision that was approved in 2007 (S-20-07). The site is zoned appropriately for the proposed development.

**PLANNING COMMISSION**  
 Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A

<b>CLIENT (Owner or Developer)</b>	Company Davis Development	Name (s) Heath Hawkins	
	Address 403 Corporate Center Dr., Ste. 201 Stockbridge, GA 30281		
	Phone 770-474-4345	Email heath@davisdevga.com	Fax

<b>CONSULTANT (Contact Person for Plans)</b>	Company The John R. McAdams Company, Inc.	Name (s) Jeremy Finch, PE	
	Address PO Box 14005 RTP, NC 27709		
	Phone 919-361-5000	Email jfinch@mcadamsco.com	Fax 919-361-2269

Map-171515  
 Acreage 20.67  
 Cluster basin

CAC Atlantic  
 overlay Shod 2  
 CUD O&E

**DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)**

Zoning Information	Building Information
Zoning District(s) CUD O&I-2	Proposed building use(s) N/A
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross N/A
Overlay District	Proposed Building(s) sq. ft. gross N/A
Total Site Acres 20.67 ac    Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) N/A
Off street parking Required N/A    Provided N/A	Proposed height of building(s) N/A
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) N/A
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage N/A (site plans only)
CUD (Conditional Use District) case # Z-03-06	

**Stormwater Information**

Existing Impervious Surface 0 acres/square feet	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface N/A acres/square feet	If Yes, please provide Alluvial Soils    Flood Study    FEMA Map Panel # 1715J
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No	

**CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)**

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030. **Subdivision is shown as high density residential on the future land use plan and is consistent with 2030 Comprehensive Plan**

**FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY**

1. Total # Of Townhouse Lots 0    Detached 0    Attached 0	11. Total number of all lots 2
2. Total # Of Single Family Lots 0	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units 0	If Yes, please answer the questions below:  a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5)
4. Total # Of Congregate Care Or Life Care Dwelling Units 0	
5. Total # Of Mobile Home Lots 0	
6. Total Number of Hotel Units 0	
7. Overall Total # Of Dwelling Units (1-6 Above) 0	
8. Bedroom Units 1br 0    2br 0    3br 0    4br or more 0	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) N/A	
10. Total number of Open Space (only) lots 0	

**SIGNATURE BLOCK (Applicable to all developments)**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Jeremy Finch, PE of The John R. McAdams Company, Inc. to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed  Date 12/12/13

Signed \_\_\_\_\_ Date \_\_\_\_\_

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		✓		
2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the <b>Preliminary Development Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		✓		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓



# Planning & Development

G-#-13-13

GA-13-13

Development Services  
 Customer Service Center  
 One Exchange Plaza  
 1 Exchange Plaza, Suite 400  
 Raleigh, North Carolina 27601  
 Phone 919-996-2495  
 Fax 919-516-2685

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Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input checked="" type="checkbox"/> Group Housing** <input type="checkbox"/> Multifamily (Infill)**	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number 384 072 Assigned Project Coordinator JACK 317544 Assigned Team Leader
* May require Planning Commission or City Council Approval    ** Legacy Districts Only		

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

### GENERAL INFORMATION

Development Name The Avenues II

Proposed Use Multi-Family Units

Property Address(es) 2520 Ratchford Drive

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

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------------------------------------	----------------------	----------------------	----------------------

What is your project type?  Apartment  Banks  Elderly Facilities  Hospitals  Hotels/Motels  Industrial Building  
 Mixed Residential  Non-Residential Condo  Office  Religious Institutions  Residential Condo  Retail  School  Shopping Center  
 Single Family  Telecommunication Tower  Townhouse  Other: If other, please describe:

**PRELIMINARY ADMINISTRATIVE REVIEW**  
 Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval. The proposed site is within a planned subdivision that was approved in 2007 (S-20-07). The site is zoned appropriately for the proposed development.

**PLANNING COMMISSION**  
 Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A

<b>CLIENT</b> (Owner or Developer)	Company Davis Development	Name (s) Heath Hawkins	
	Address 403 Corporate Center Dr., Ste. 201 Stockbridge, GA 30281		
	Phone 770-474-4345	Email heath@davisdevga.com	Fax

<b>CONSULTANT</b> (Contact Person for Plans)	Company The John R. McAdams Company, Inc.	Name (s) Jeremy Finch, PE	
	Address PO Box 14005 RTP, NC 27709		
	Phone 919-361-5000	Email jfinch@mcadamsco.com	Fax 919-361-2269

**DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)**

Zoning Information		Building Information	
Zoning District(s) CUD O&I-2		Proposed building use(s) Multi-Family	
If more than one district, provide the acreage of each		Existing Building(s) sq. ft. gross 0 sf	
Overlay District		Proposed Building(s) sq. ft. gross 309,217 sf	
Total Site Acres 20.67 ac	Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 309,217 sf	
Off street parking Required <b>503</b>	Provided <b>537</b>	Proposed height of building(s) ~60-ft max	
COA (Certificate of Appropriateness) case # N/A		FAR (floor area ratio percentage) ~0.34	
BOA (Board of Adjustment) case # A- N/A		Building Lot Coverage percentage ~0.11 (site plans only)	
CUD (Conditional Use District) case # Z-03-06			
Stormwater Information			
Existing Impervious Surface 0 acres/square feet		Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Proposed Impervious Surface ~8.32 acres/square feet		If Yes, please provide	
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No	Alluvial Soils	Flood Study FEMA Map Panel # 1715J
CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)			
Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030. Subdivision is shown as high density residential on the future land use plan and is consistent with 2030 Comprehensive Plan			

**FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY**

1. Total # Of Townhouse Lots 0 Detached 0 Attached 0	11. Total number of all lots 2
2. Total # Of Single Family Lots 0	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units 297	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units 0	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots 0	b) Total number of Single Family Lots
6. Total Number of Hotel Units 0	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 297	d) Total number of Open Space Lots
8. Bedroom Units 1br 142 2br 131 3br 24 4br or more 0	e) Minimum Lot Size
9. Overall Unit(s)/ Acre Densities Per Zoning District(s) 40 units/ac	f) Total Number of Phases
10. Total number of Open Space (only) lots 0	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
	h) Must provide open space quotient per Qty Code 10-3071 (5)

**SIGNATURE BLOCK (Applicable to all developments)**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Jeremy Finch, PE of The John R. McAdams Company, Inc. to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed *Jeremy Finch* Date 12/12/13

Signed \_\_\_\_\_ Date \_\_\_\_\_

TO BE COMPLETED BY APPLICANT	TO BE COMPLETED BY CITY STAFF				
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>				
2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<input checked="" type="checkbox"/>				
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b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>				
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>				
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>				
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>				
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>				
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>				
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			



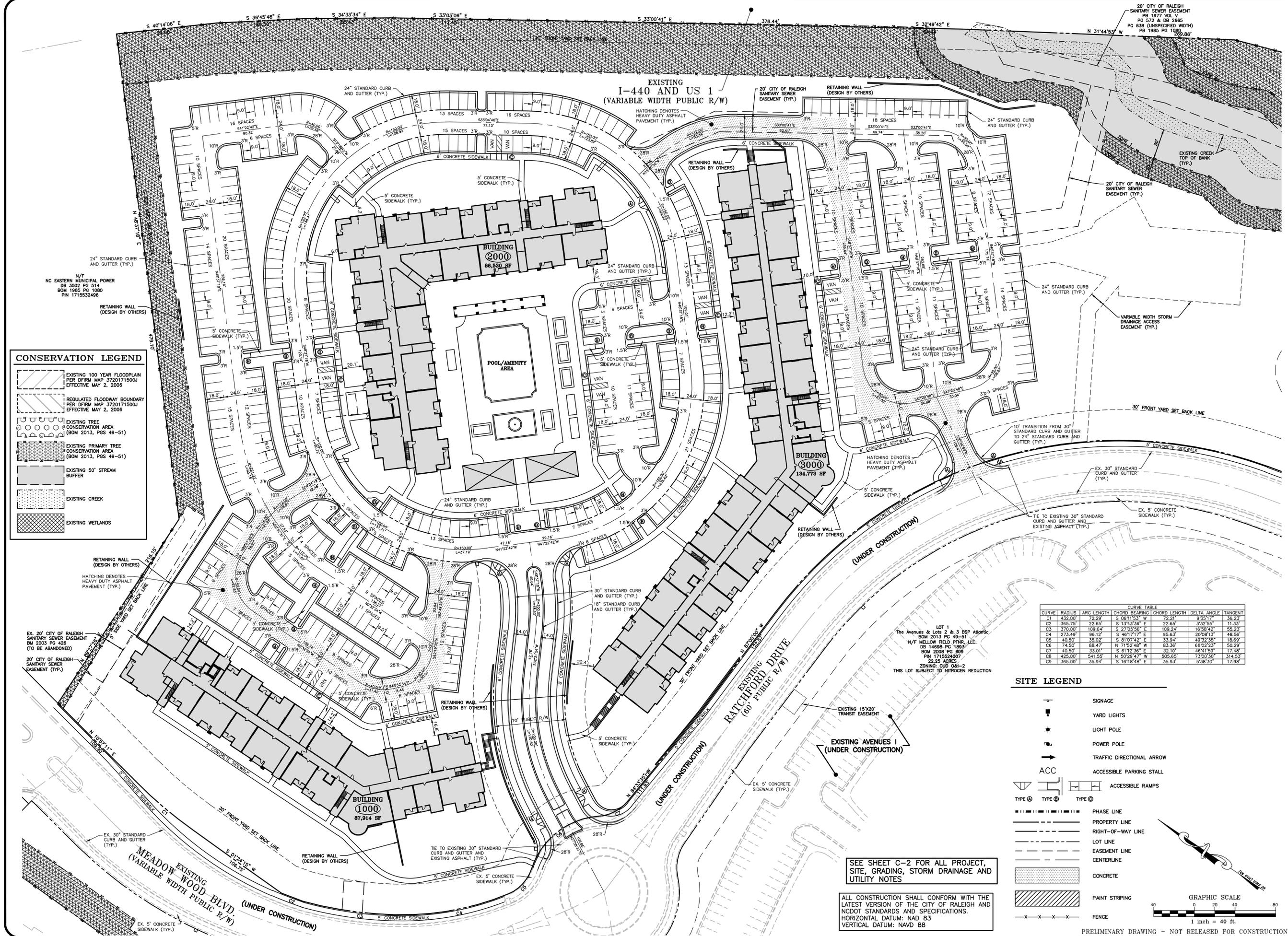
REVISIONS:


OWNER: DAVIS DEVELOPMENT  
 403 CORPORATE CENTER DRIVE  
 SUITE 201, 30281  
 STOCKBRIDGE, GA 30281  
 OFFICE: 770-474-4345  
 FAX: 770-474-5213

# THE AVENUES II

2520 RATCHFORD DRIVE  
 RALEIGH, NORTH CAROLINA

PROJECT NO: DDV-13010  
 FILENAME: DDV13010-S1  
 DESIGNED BY: -  
 DRAWN BY: -  
 SCALE: 1"=40'  
 DATE: 12-19-13  
 SHEET NO: C-5



### CONSERVATION LEGEND

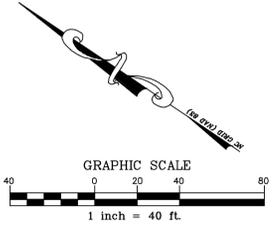
- EXISTING 100 YEAR FLOODPLAIN PER DFIRM MAP 3720171500J EFFECTIVE MAY 2, 2006
- REGULATED FLOODWAY BOUNDARY PER DFIRM MAP 3720171500J EFFECTIVE MAY 2, 2006
- EXISTING TREE CONSERVATION AREA (BOM 2013, PGS 49-51)
- EXISTING PRIMARY TREE CONSERVATION AREA (BOM 2013, PGS 49-51)
- EXISTING 50' STREAM BUFFER
- EXISTING CREEK
- EXISTING WETLANDS

### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	432.00'	72.29'	S 06°11'53" W	72.21'	9°35'17"	36.33'
C2	365.75'	22.65'	S 13°43'36" E	22.65'	3°32'55"	11.33'
C3	370.00'	109.64'	S 27°05'56" E	109.24'	16°58'42"	55.23'
C4	273.49'	96.12'	S 46°17'17" E	95.63'	20°08'13"	48.56'
C5	40.50'	38.02'	S 81°07'42" E	33.94'	49°32'35"	18.69'
C6	74.50'	88.47'	N 71°52'48" W	83.36'	68°02'23"	50.29'
C7	40.50'	33.01'	S 81°12'36" E	32.10'	46°41'59"	17.48'
C8	425.00'	241.55'	N 50°29'47" W	505.65'	73°00'30"	314.53'
C9	365.00'	35.94'	S 16°48'48" E	35.93'	5°38'30"	17.98'

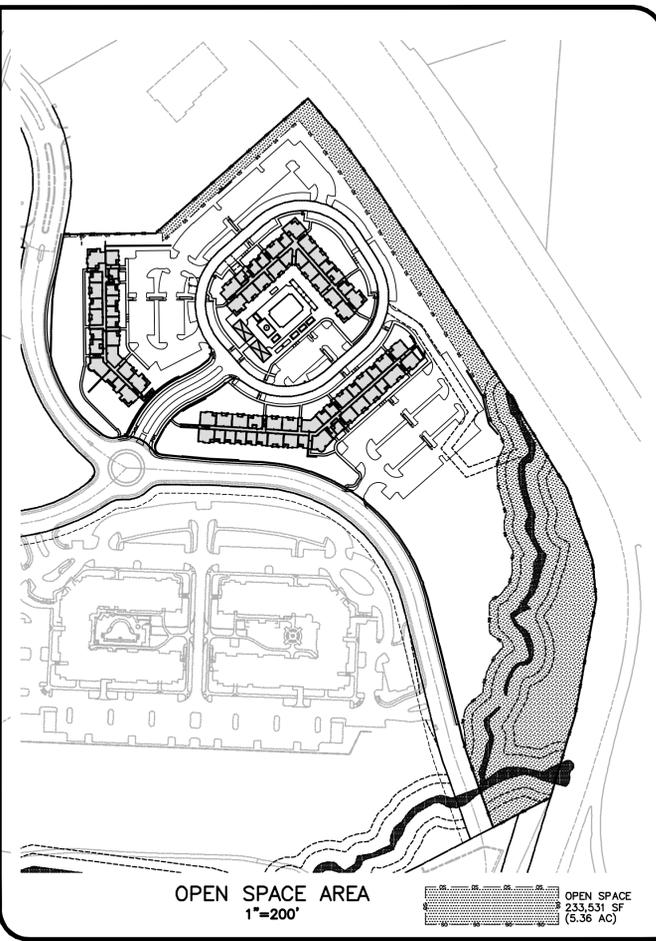
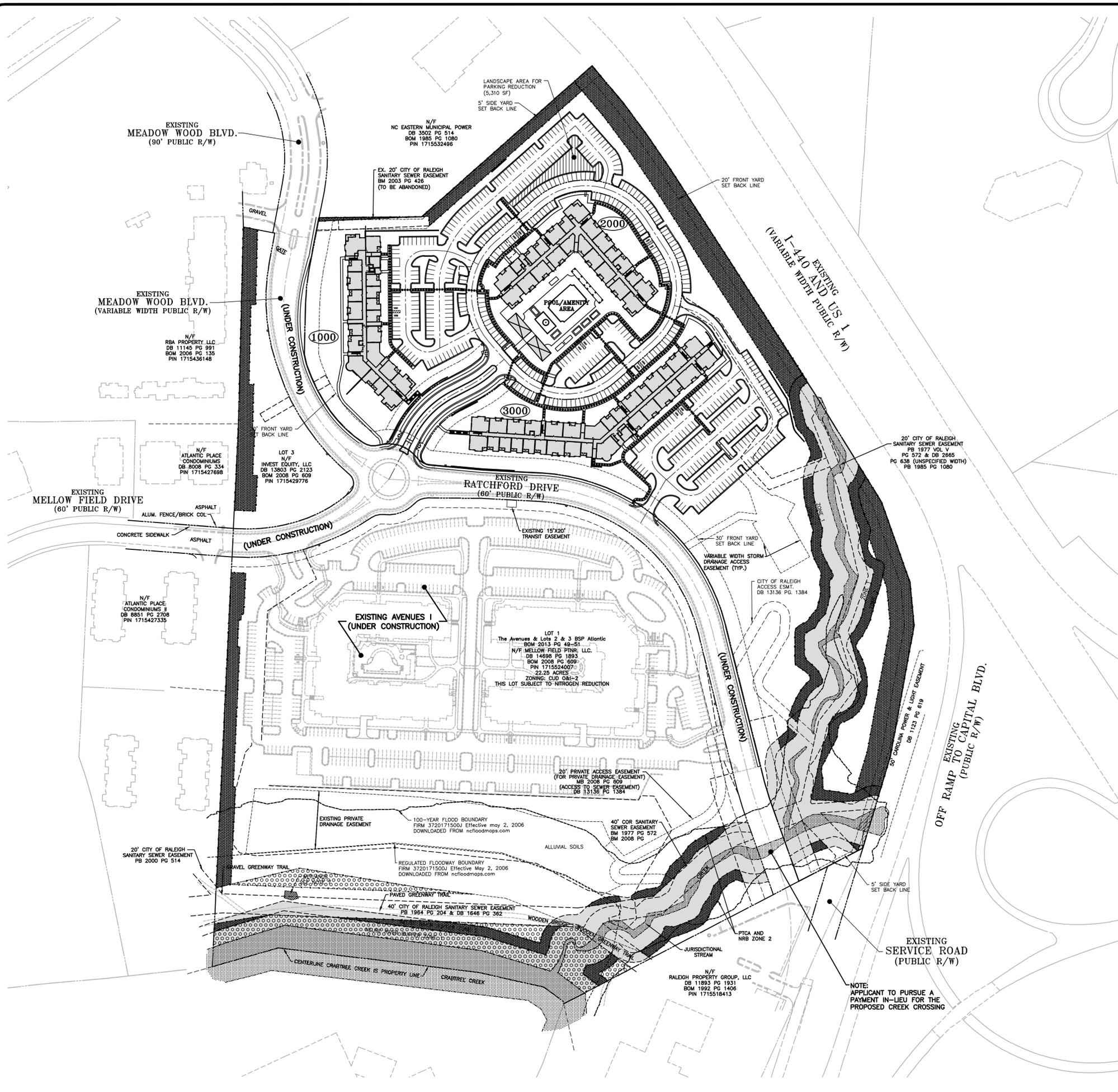
### SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- CONCRETE
- PAINT STRIPING
- FENCE



SEE SHEET C-2 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.  
 HORIZONTAL DATUM: NAD 83  
 VERTICAL DATUM: NAVD 88



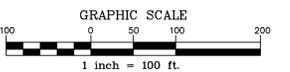
<b>OPEN SPACE</b>	WHICHEVER IS GREATER: 10% OF THE SITE 2.07 AC 0.01 AC PER DWELLING UNIT 2.97 AC
REQUIRED:	
PROVIDED:	5.36 AC
QUOTIENT:	233,531 SF / (0.25 x 4840 FT) = 133 (75 MIN)
<b>PARKING REDUCTION CALCULATION:</b>	
5,310 SF LANDSCAPE AREA / 150 = 35.4%	
10% REDUCTION REQUESTED	
<b>LEGEND:</b>	
LANDSCAPE AREAS USED FOR PARKING REDUCTION	
OPEN SPACE	

CONSERVATION LEGEND	
	EXISTING 100 YEAR FLOODPLAIN PER DFRM MAP 3720171500J EFFECTIVE MAY 2, 2006
	REGULATED FLOODWAY BOUNDARY PER DFRM MAP 3720171500J EFFECTIVE MAY 2, 2006
	EXISTING TREE CONSERVATION AREA (BOM 2013, PGS 49-51)
	EXISTING PRIMARY TREE CONSERVATION AREA (BOM 2013, PGS 49-51)
	EXISTING 50' STREAM BUFFER
	EXISTING CREEK
	EXISTING WETLANDS

SITE LEGEND	
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	ACCESSIBLE RAMPS
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	FENCE
	ACCESSIBLE ROUTE

SEE SHEET C-2 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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HORIZONTAL DATUM: NAD 83  
VERTICAL DATUM: NAVD 88



THE JOHN R. MCADAMS COMPANY, INC.  
2905 Meridian Parkway  
Durham, North Carolina 27713  
(800) 733-5646 • McAdamsCo.com



REVISIONS:	

OWNER: DAVIS DEVELOPMENT  
403 CORPORATE CENTER DRIVE  
SUITE 201 30281  
STOCKBRIDGE, GA 30281  
OFFICE: 770-474-4345  
FAX: 770-474-5213

**THE AVENUES II**  
2520 RATCHFORD DRIVE  
RALEIGH, NORTH CAROLINA

PROJECT NO:	DDV-13010
FILENAME:	DDV13010-S1
DESIGNED BY:	
DRAWN BY:	
SCALE:	1"=100'
DATE:	12-19-13
SHEET NO.:	C-4

