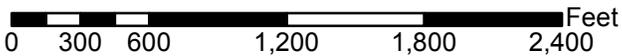


# HAWTHORNE NORTH RIDGE MP-4-2016



Zoning: **R-10 & CM**  
CAC: **North**  
Drainage Basin: **Marsh Creek**  
Acreage: **82.64**  
Number of Lots: **1500**  
Square Feet: **35,000**

Planner: **Michael Walters**  
Phone: **(919) 996-2636**  
Applicant: **Hawthorne Lakes, LLC**



# Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

REZONING REQUEST			
<input type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Master Plan Existing Zoning Classification: R-10 and CM Proposed Zoning Classification Base District: PD Height: 4 Frontage:			<b>OFFICE USE ONLY</b>  Transaction #
If the property has been previously rezoned, provide the rezoning case number: Z-46-76			
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:			
484852			

GENERAL INFORMATION			
Property Address: 6620 The Lakes Drive			Date:
Property PIN: 1717-00-3839		Deed Reference (book/page): DB 16270, PG 2602	
Nearest Intersection: Sandy Forks Road at Shanda Drive			Property Size (acres): 82.64
Property Owner/Address: Hawthorne Lakes, LLC 200 Providence Road, Suite 105 Charlotte, NC 28207		Phone	Fax
		Email	
Project Contact Person/Address: Shoff Allison 200 Providence Road, Suite 105 Charlotte, NC 28207		Phone: 336.549.3432	Fax
		Email: <a href="mailto:sallison@hrpliving">sallison@hrpliving</a>	
Owner/Agent Signature		Email: <a href="mailto:mpaul@morningstarlawgroup.com">mpaul@morningstarlawgroup.com</a>	

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

Conditional Use District Zoning Conditions		
Zoning Case Number		OFFICE USE ONLY Transaction #
Date Submitted		
Existing Zoning:	Proposed Zoning:	
NARRATIVE OF ZONING CONDITIONS OFFERED		
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature *D. Shoffner Allison* Print Name D. Shoffner Allison

<b>REZONING APPLICATION ADDENDUM</b>	
<b>Comprehensive Plan Analysis</b>	<b>OFFICE USE ONLY</b>
The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.	Transaction #  Rezoning Case #
<b>STATEMENT OF CONSISTENCY</b>	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
1. 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 this category of the FLUM, the rezoning proposes a multifamily development consistent with this scale and density. The rezoning also proposes to include a number of new open space and recreational amenities for the public in the area designated Public Parks and Open Space.	
2. The subject property currently is developed as a 600 unit, garden-style apartment community with a clubhouse and recreational facilities built in the 1970’s. The proposed rezoning aims to rehabilitate much of the existing site rather than demolishing all of the buildings. This is consistent with 2030 Comprehensive Plan Policy LU 8.4 – Rehabilitation Before Demolition.	
3. The proposed rezoning will greatly enhance interconnectivity in this area of the City, including new street access points, new sidewalks internal to the site and an important link to the Big Branch Greenway consistent with Policy T 2.4 Road Interconnectivity, Policy T 2.5 Multi-Modal Grids and Policy T 1.3 Multi-modal Design.	
4. The proposed rezoning proposes, in partnership with the City, to provide a number of parks and open space amenities consistent with Policy PR 3.1 Greenway Trail Expansion, Policy PR 3.8 Pedestrian Links to Greenway, Policy PR 4.3 Recreational Facility Adequacy (Partnerships & Collaboration), Policy PR 5.4 Improving Park Access, Action PR 2.1 Innovation Strategies for Acquisition and Action PR Open Space in New Development	
<b>PUBLIC BENEFITS</b>	
Provide brief statements regarding the public benefits derived as a result of the rezoning request.	
1. The proposed rezoning benefits the public by preserving much of the existing building stock to provide more affordable housing options for residents in this area of the City.	
2. The proposed rezoning also benefits the public by increasing interconnectivity in this area of the City, which will better disperse traffic by adding potential new connections to Sandy Forks Road, Shanda Drive and Spring Forest Road. In addition, the proposed rezoning includes sidewalks internal to the site and a new link to the Big Branch greenway.	
3. Development consistent with the proposed rezoning also will provide new parks and open space available to the public, which will greatly enhance the character of the area and provide new recreational amenities for the public.	

**REZONING APPLICATION SUBMITTAL REQUIREMENTS**

TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – General Use or Conditional Use Rezoning	YES	N/A	YES	NO	N/A
1. I have referenced the <b>Rezoning 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"/>	<input type="checkbox"/>			
2. Rezoning application review fee (see <b>Fee Schedule</b> for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Completed application; Include electronic version via cd or flash drive	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Two sets of stamped envelopes addressed to all property owners within 100 feet of property to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
9. Completed and signed zoning conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
10. Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
11. Completed Response to the Urban Design Guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
12. For applications filed by a third party, proof of actual notice to the property owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. Master Plan (for properties requesting Planned Development or Campus District)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

## URBAN DESIGN GUIDELINES

If the property to be rezoned is shown as a "mixed use center" or located along a Main Street or Transit Emphasis Corridor as shown on the Urban Form Map in the Comprehensive Plan, the applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan.

The subject property is not within a mixed-use center or along a Main Street or Transit Emphasis Corridor, so these guidelines do not apply. Nevertheless, many of these concepts have been incorporated in the proposed Master Plan.

1.	<i>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</i>
2.	<i>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</i>
3.	<i>A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.</i>
4.	<i>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</i>
5.	<i>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</i>
6.	<i>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</i>
7.	<i>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</i>
8.	<i>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</i>
9.	<i>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</i>
10.	<i>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</i>
11.	<i>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</i>
12.	<i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i>
13.	<i>New public spaces should provide seating opportunities.</i>
14.	<i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i>
15.	<i>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</i>
16.	<i>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</i>
17.	<i>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</i>
18.	<i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i>
19.	<i>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</i>
20.	<i>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</i>
21.	<i>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</i>
22.	<i>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</i>
23.	<i>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</i>
24.	<i>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</i>
25.	<i>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</i>
26.	<i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i>

REZONING OF PROPERTY CONSISTING OF +/- 82.64 ACRES  
LOCATED ON THE LAKES DRIVE AT ITS INTERSECTION WITH SANDY FORKS ROAD, IN THE  
CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS  
ON SEPTEMBER 6, 2016

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Tuesday, September 6, 2016, at 6:00 p.m. The property considered for this potential rezoning totals approximately 82.64 acres, located on The Lakes Drive at its intersection with Sandy Forks Road, in the City of Raleigh, having Wake County Parcel Identification Number 1717-00-3839. This meeting was held at the community room at the Lakes Apartments Clubhouse, which is located at 6615 The Lakes Drive, Raleigh, NC 27609. All owners of property within 100 feet of the subject properties 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



Mack Paul | Partner  
630 Davis Drive | Suite 200  
Morrisville, NC 27560  
919-590-0377  
mpaul@morningstarlawgroup.com  
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Mack Paul

Date:

August 26, 2016

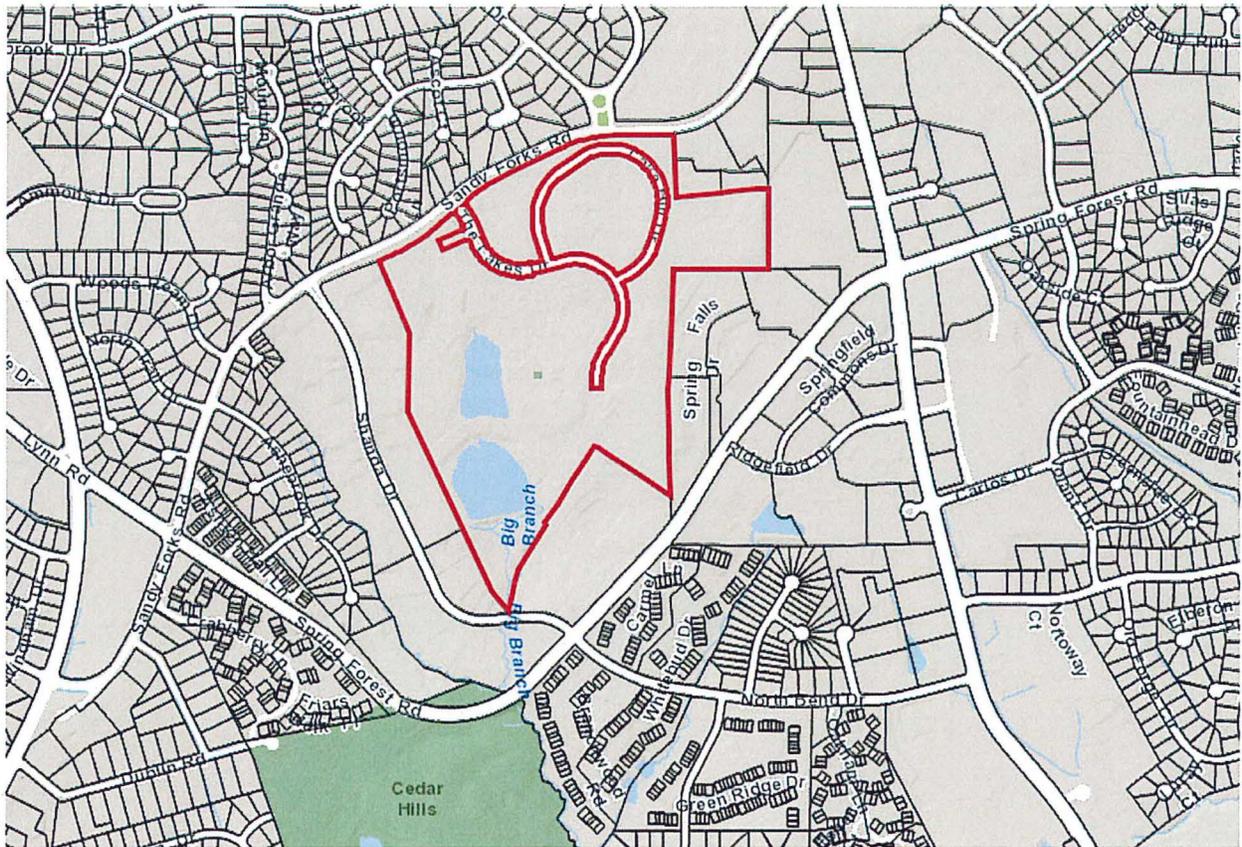
Re: Notice of meeting to discuss potential rezoning of parcel located on the west side of Spring Forest Road, south of the intersection with Falls of Neuse Road, containing approximately 73.92 acres, with the address of 6620 The Lakes Drive and having Wake County Parcel Identification Number 1717-00-3839 (the "Property"). A map highlighting the Property appears on the back of this invitation.

We are counsel for Hawthorne Residential Partners ("HRP"), which is considering rezoning the property known as the Lakes Apartments (the "Property"). The Property is currently split zoned Residential-10 (R-10) and Conservation Management (CM). HRP is considering rezoning the Property to allow development of additional multi-family residential dwelling units with parks and open space amenities within the Lakes Apartment community.

You are cordially invited to attend a meeting to discuss the potential rezoning. We have scheduled a meeting with surrounding property owners on Tuesday, September 6, 2016, at 6:00 p.m. This meeting will be held in the community room at the Lakes Apartments Clubhouse, which is located at 6615 The Lakes Drive, Raleigh, NC 27609.

This meeting is required by the City of Raleigh and is intended to afford neighbors an opportunity to ask questions about the potential rezoning and for the applicant to obtain suggestions and comments you may have about it. You are not required to attend, but are certainly welcome. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at (919) 590-0377 or mpaul@morningstarlawgroup.com.



## EXHIBIT B

### LIST OF PROPERTY OWNERS TO WHOM NOTICES WERE SENT

Owner	Mail Address 1	Mail Address 2
ABOUSHADI, MOHAMED MAHMOUD	6920 GLENDOWER RD	RALEIGH NC 27613-4004
ARC MFRLHNC001 LLC c/o ryan llc	PO BOX 460369	HOUSTON TX 77056-8369
BEATTY, DAVID MARAUICE EASH, KATHRYN LYNN	7010 102 SANDY FORKS RD	RALEIGH NC 27615-6745
BERGO, DENNIS R BERGO, BRYAN	402 MAYLANDS AVE	RALEIGH NC 27615-7331
BOTROS, NADIA A	6709 SANDY FORKS RD	RALEIGH NC 27615-7316
BROOKS, DAISY	7040 SANDY FORKS RD APT 101	RALEIGH NC 27615-6743
BRUNSWICK, MICHAEL J	7010 SANDY FORKS RD APT 106	RALEIGH NC 27615-6745
BURTON, JOE LOUIS JR	7030 SANDY FORKS RD APT 103	RALEIGH NC 27615-6746
CAMP, KIM S	6616 PORTSMOUTH LN	RALEIGH NC 27615-7311
CAMPOS, ALFREDO CAMPOS, LIBIA	7016 SANDY FORKS RD APT 102	RALEIGH NC 27615-6750
CARTER, HENRY LEE CARTER, FAWN ASTRID	6600 PORTSMOUTH LN	RALEIGH NC 27615-7311
CN APARTMENTS LLC	6131 FALLS OF NEUSE RD STE 200	RALEIGH NC 27609-3518
COLUMBIA SUTTON SQUARE LLC property tax dept	PO BOX 790830	SAN ANTONIO TX 78279-0830
CONGLETON, O MORTON CONGLETON, MARNA D	407 ISLAND DR	BEAUFORT NC 28516-9409
CREEDMOOR PROPERTIES LLC	6131 FALLS OF NEUSE RD STE 200	RALEIGH NC 27609-3518
DEES, JACKIE	7024 SANDY FORKS RD APT 102	RALEIGH NC 27615-6700
DIEP, CAT	6805 SANDY FORKS RD	RALEIGH NC 27615-7318
DUPALEVICH, P PAUL JR	7030 SANDY FORKS RD APT 108	RALEIGH NC 27615-6746
DYLE, LAURA LACKAS	7018 SANDY FORKS RD APT 101	RALEIGH NC 27615-6749
ESCOBAR, NED A	6505 BROOKHOLLOW DR	RALEIGH NC 27615-6608
EVANS, CHRISTINE P	7022 SANDY FORKS RD APT 102	RALEIGH NC 27615-6748
FENDER, SHARON B	7040 SANDY FORKS RD	RALEIGH NC 27615-6743
GAINES, JONATHAN S GAINES, LAUREN	7024 SANDY FORKS RD APT 201	RALEIGH NC 27615-6700
GAINES, JONATHAN GAINES, LAUREN	7024 SANDY FORKS RD APT 101	RALEIGH NC 27615-6700
GALDO, LAUREN GALDO, SANTOS	7024 SANDY FORKS RD APT 301	RALEIGH NC 27615-6700
GODLEY, LAURA ELIZABETH	7010 SANDY FORKS RD APT 107	RALEIGH NC 27615-6745
GONZALES, CARLO J	7010 SANDY FORKS RD APT 207	RALEIGH NC 27615-6745
GOODYKOONTZ, HEATHER MICHELLE	6501 RACEVIEW TER	RALEIGH NC 27615-7312
GRIESER, OLIVIA L	7030 SANDY FORKS RD APT 101	RALEIGH NC 27615-6746
GUERRIERI, ALBERIGO GUERRIERI, DOLORES A	4133 S MOUNTAIN DR	RALEIGH NC 27603-8535
HARDY, RETHA C	7030 SANDY FORKS RD APT 107	RALEIGH NC 27615-6746
HAWTHORNE SIX FORKS, LLC hawthorne residential partners	806 GREEN VALLEY RD STE 311	GREENSBORO NC 27408-7076
HENSON, JULIE B	7010 SANDY FORKS RD APT 103	RALEIGH NC 27615-6745
HERITAGE LAKES APTS LLC LA LAKES APTS LLC	PO BOX 627	RIDGEWOOD NJ 07451-0627
HILTON, DAVID N HILTON, KAREN V	3312 CARRACK CT	RALEIGH NC 27613-8825
HLOSOS, CHRISTINA DIANE LAUGHINGHOUSE, JAMES KENNETH	6604 ASCOT CT	RALEIGH NC 27615-7333
HOLCOMB, PETER T	6705 SANDY FORKS RD	RALEIGH NC 27615-7316
HUNGERFORD, PAUL WAYNE JR	109 BIRCH CT	WILMINGTON NC 28409-5200
JAMES, PATRICIA C	7010 SANDY FORKS RD # C	RALEIGH NC 27615-6745
KEEGAN, KATHLEEN TRUSTEE FBO KATHLEEN KEEGAN RVCBL	6132 CATANDPOLLY LN	RALEIGH NC 27603-1181
KEUSSEYAN, ROUPEN L KEUSSEYAN, KAREN L	2541 EL GAVILAN CT	CARLSBAD CA 92009-4307
KIM, JUNGHWAN	7050 SANDY FORKS RD APT 104	RALEIGH NC 27615-6744
KIM, SUNNY	2500 SHARON VIEW LN	RALEIGH NC 27614-6814
KREBS, FRIDA M	7022 SANDY FORKS RD APT 201	RALEIGH NC 27615-6748
KRON, JASON	400 MAYLANDS AVE	RALEIGH NC 27615-7331
LAMBETH, WILLIAM ALEXIS PREISS, JOHN W	2114 COWPER DR	RALEIGH NC 27608-1324
LAMONDS, DANIEL G	7050 SANDY FORKS RD APT 101	RALEIGH NC 27615-6744
LANGSTON, FREDRICK A	7040 SANDY FORKS RD APT 103	RALEIGH NC 27615-6743
LAURENZ, BRENT BEARDEN LAURENZ, JESSICA BEARDEN	6604 PORTSMOUTH LN	RALEIGH NC 27615-7311
MCCULLEN, LEAH	7050 SANDY FORKS RD APT 102	RALEIGH NC 27615-6744
MCGINNIS, MIKE	PO BOX 40326	RALEIGH NC 27629-0326
MCINNIS, ELIZABETH R	7010 SANDY FORKS RD APT 108	RALEIGH NC 27615-6745
MILLER, JAMES MATTHEW	7040 SANDY FORKS RD APT 207	RALEIGH NC 27615-6743
MILLS, DONALD ALTON MILLS, BARBARA M	7018 SANDY FORKS RD APT 102	RALEIGH NC 27615-6749
MOBLEY, JAMES BENNETT	7018 SANDY FORKS RD APT 201	RALEIGH NC 27615-6749
NAGY, ENIKO	7021 PERIMETER TRCE E	ATLANTA GA 30346-1923
NIGER-THOMAS, ARIT	6351 PARK CREEK DR	CHARLOTTE NC 28262-4263
NORMANLY, TOM NORMANLY, ANITA JONES	6616 VANCOUVER LN	RALEIGH NC 27615-6532
PARRISH, MARGARET P	7100 SANDY FORKS RD	RALEIGH NC 27615-6715
PAUL, PEGGY S	7010 SANDY FORKS RD	RALEIGH NC 27615-6745
PERRY, JACQUELINE R PERRY, DANYA C	7010 SANDY FORKS RD APT 105	RALEIGH NC 27615-6745

PIROZZI, KAREN GUISTINA, DAVID	PO BOX 10215	RALEIGH NC 27605-0215
PLANSKER, DORIS G	21 JACKSON ST	PORT WASHINGTON NY 11050-3109
POLLONI, ALBERTO	7018 301 SANDY FORKS RD	RALEIGH NC 27615-6749
PRECISION RENTAL PROPERTIES LLC	5514 PRAIRIE CREEK DR	COLUMBIA MO 65203-8463
QIU, YOU LIANG ZHU, LING	6501 BROOKHOLLOW DR	RALEIGH NC 27615-6608
RAGAN, TIFFANY	7016 302 SANDY FORKS RD	RALEIGH NC 27615-6750
REYES, MEDARO A	7022 302 SANDY FORKS RD	RALEIGH NC 27615-6748
ROCHE, JOSEPH P JR ROCHE, TRACY K	6600 ASCOT CT	RALEIGH NC 27615-7333
ROLLE, R ANTHONY	7016 SANDY FORKS RD APT 101	RALEIGH NC 27615-6750
ROSS, FERN ANN	7040 SANDY FORKS RD APT 104	RALEIGH NC 27615-6743
ROY, JOHN P ROY, NANCY E	404 MAYLANDS AVE	RALEIGH NC 27615-7331
SANDY FORKS PLACE CONDOMINIUM	4020 WAKE FOREST RD	RALEIGH NC 27609-0009
SANDY FORKS PLACE CONDOMINIUM	8201 HEMPSHIRE PL APT 103	RALEIGH NC 27613-5466
SANDY FORKS PLACE CONDOS	3000 YONKERS RD	RALEIGH NC 27604-3232
SCHMITT, FRANCIS J	7040 SANDY FORKS RD APT 102	RALEIGH NC 27615-6743
SCHRADER FAMILY LTD PTNRP	5862 FARINGDON PL STE 1	RALEIGH NC 27609-4582
SCHRAGVINE PROPERTIES LLC	212 SOUTHBANK DR	CARY NC 27518-9760
SCOTT, VIRGINIA	7030 SANDY FORKS RD APT 105	RALEIGH NC 27615-6746
SHAFIEI, BRENDA E SHAFIEI, HAMID	7040 SANDY FORKS RD	RALEIGH NC 27615-6743
SHEFFIELD, NICHOLAS D	7018 SANDY FORKS RD APT 302	RALEIGH NC 27615-6710
SMITH, RUTH P	7022 SANDY FORKS RD APT 101	RALEIGH NC 27615-6748
STURM, EVAN C	6608 PORTSMOUTH LN	RALEIGH NC 27615-7311
SZR NORTH HILLS LLC	7902 WESTPARK DR	MC LEAN VA 22102-4202
TIMMERMAN, DAVID CODY TIMMERMAN, DOROTHY PERCINA	7030 SANDY FORKS RD APT 104	RALEIGH NC 27615-6746
TONEY, TIMOTHY STEPHEN	7022 SANDY FORKS RD APT 301	RALEIGH NC 27615-6748
TYLER, LAURA	7030 SANDY FORKS RD APT 102	RALEIGH NC 27615-6746
WACHOVIA BANK TRUST CO N A ET AL FLANNERY, LINDA B c/o schrader properties	5862 FARINGDON PL STE 1	RALEIGH NC 27609-4582
WATKINS, NICOLE L WATKINS, PHILLIP M	6500 RACEVIEW TER	RALEIGH NC 27615-7312
WHITEHEAD, WILLIAM	7016 SANDY FORKS RD APT 201	RALEIGH NC 27615-6750
WILLIAMS, DEWAYNE E WILLIAMS, JANET M	6505 RACEVIEW TER	RALEIGH NC 27615-7312
WOMBLE, STEPHEN B	7050 SANDY FORKS RD APT 103	RALEIGH NC 27615-6744

## **EXHIBIT C**

### **SUMMARY OF DISCUSSION ITEMS**

On Tuesday, September 6, 2016, at 6:00 p.m., the applicant held a neighborhood meeting for the property owners adjacent to the parcels subject to the proposed rezoning. The following items were discussed:

1. None

**EXHIBIT D**

**NEIGHBORHOOD MEETING ATTENDEES**

No one attended the meeting

**MASTER PLAN (MP-4-2016)**

**HAWTHORNE NORTH RIDGE**

**PROPOSED PLANNED DEVELOPMENT DISTRICT**

± 82.64 ACRES

**OWNER:**

Hawthorne Lakes, LLC

**DEVELOPER:**

Hawthorne Residential Partners, LLC

**CONSULTANTS:**

Mack Paul  
Morningstar Law Group, L.L.P.

Brian Purdy  
McAdams Company

Original Submittal Date October 5, 2016

## TABLE OF CONTENTS

	Page
<b>1. INTRODUCTION</b>	4
<b>2. COMPREHENSIVE PLAN</b>	4
<b>3. RENOVATION OF EXISTING BUILDINGS</b>	5
<b>4. DEVELOPMENT OF PARK AND OPEN SPACE</b>	5
<b>5. INTENT FOR PD DISTRICTS</b>	5
<b>6. GENERAL DESIGN PRINCIPLES AND URBAN DESIGN GUIDELINES</b>	6
<b>7. LAND USE DENSITY AND DESIGN CONTROL</b>	6
A. Subdistrict A	6
B. Subdistrict B	6
C. Subdistrict C	7
D. Subdistrict D	7
E. Subdistrict E	7
<b>8. MODIFICATIONS REQUESTED PURSUANT TO UDO SECTION 4.7.2</b>	7
A. News Street and Block Perimeter	7
B. Use Standards	7
C. Building/Structure Setbacks and Build-To	8
D. Parking Setbacks and Parking Reduction	8
E. Lot Dimension	8
F. Floor Heights	8
G. Transparency	8
H. Blank Wall	8
I. Common Sign Plans	8
J. Landscaping and Screening	8
I. Open Space	9
J. Outdoor Amenity Area	9

## SUMMARY INFORMATION

- A. Name of Development: Hawthorne North Ridge
- B. Name of Owner: Hawthorne Lakes, LLC  
200 Providence Road, Suite 105  
Charlotte, NC 28207
- C. Name of Developer: Hawthorne Residential Partners, LLC  
200 Providence Road, Suite 105  
Charlotte, NC 28207
- C. Applicant: Shoff Allison  
Hawthorne Lakes, LLC  
200 Providence Road, Suite 105  
Charlotte, NC 28207  
336.549.3432  
[sallison@hrpliving.com](mailto:sallison@hrpliving.com)
- D. Attorney: Mack Paul  
Morningstar Law Group, L.L.P.,  
630 Davis Drive, Suite 200  
Morrisville, NC 27560  
Tel: 919.590.0377  
[mpaul@morningstarlawgroup.com](mailto:mpaul@morningstarlawgroup.com)
- E. Land Planner and Civil Engineer Brian Purdy  
McAdams Company  
2905 Meridian Parkway  
Durham, North Carolina 27709  
919.287.0788  
[purdy@mcadamsco.com](mailto: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 is an existing 600 unit, garden-style apartment community situated along Sandy Forks Road. It currently includes multifamily 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 1970s apartment development. The Development is owned by Hawthorne Lakes, LLC (the "Owner"). Hawthorne Residential Partners, LLC is the developer, proposing to redevelop the property (the "Developer").

The Development encompasses approximately 82.64 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 City is in the process of undertaking significant improvements along Sandy Forks Road, including widening and installation of sidewalks and streetscape. The Development includes the renovation of the existing apartment community and adding new multifamily units. In addition, it will include new recreational amenities for the public, 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.

## 2. COMPREHENSIVE PLAN

The Master Plan for the Development addresses the development and redevelopment of approximately 82.64 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 Property is currently the site of a 600 unit, garden-style, apartment community built in the 1970s. The purpose of this rezoning and Master Plan is to support a 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 multifamily 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 for the public, 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 and building improvements to renovate the existing apartments in Subtract A to preserve more affordable building stock in this area of the City as follows: Owner will spend a minimum of \$4,000,000 on site and building improvements to renovate the existing apartments in Subtract A prior to obtaining a Certificate of Occupancy for a maximum of 300 newly constructed residential units in Subtract B, D or E. The Owner will spend not less than a total of \$8,000,000 on site and building improvements to renovate the existing apartments in Subtract A 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. 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. In addition, such improvements shall be situated in an open space area with a minimum of five acres.

### **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 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. As such, this master plan will bring a number of aspects of the existing building stock 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. It is well-integrated and provides ample recreational amenities – both passive and active – to serve the public. A substantial buffer and landscaping surround the Development. Internal connections provide convenient pedestrian access throughout the Development along with connections to the surrounding area, tying into the newly upgraded Sandy Forks Road. Architecture and landscaping will provide a cohesive design to the buildings and surroundings, fitting with the topography, site and climate. 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 DENSITY

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 for each subdistrict shown in the land use plan is outlined below, and the maximum development intensities can be transferred between 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.

### A. Subdistrict A

1. **Uses and Density.** Subdistrict A may be developed for up to 600 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.** Apartment, Civic, General, Open Lot and Townhome Building Types may be used in Subdistrict A.

### 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.** Apartment, Civic, Open Lot, General and Townhome Building Types may be used in Subdistrict B.

- 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.** Open Lot, Civic and General Building Types may be used in Subdistrict C.
  
- 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 4 stories and 62 feet in height.
  - 3. **Building Type.** Apartment, Open Lot, Civic, General and Townhome Building Types may be used in Subdistrict D.
  
- E. Subdistrict E
  - 1. **Uses and Density.** Subdistrict E may be developed for up to 100 dwelling units and 7000 square feet of nonresidential use.
  - 2. **Building Height.** Buildings located in Subdistrict E shall be limited to 4 stories and 62 feet in height.
  - 3. **Building Type.** Apartment, Civic, Open Lot, General and Townhome Building Types may be used in Subdistrict E.

## 8. 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

As an existing garden-style apartment community constructed prior to the UDO, the Development has an internal street network. As such, it will not be subject to the new streets requirements contained in Article 8.4. Instead, this master plan provides custom street cross sections. 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, 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;  
 dormitory, fraternity, sorority;  
 telecommunications tower;  
 cemetery; and  
 hospitality house.

**C. Building/Structure Setbacks and Build-To**

As an existing garden-style apartment community, the Development has an internal street network. As a result, existing buildings within the Development will front internal streets and not the public street system exterior to the Development. The minimum building/structure setback requirements and build-to requirements applicable to the building types in Article 3.2 shall not apply to existing buildings. For new development, 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.

**D. Parking Setbacks and Parking Reduction**

As an existing garden-style apartment community, the Development has parking lots immediately adjacent to the private, internal street network. Therefore, parking setbacks shall be 0 feet for all subtracts or lots within the Development. 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**

As an existing garden-style apartment community, the Development is on a single lot. However, it 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**

As an existing garden-style apartment community, the existing buildings have lower floor heights and were designed for ease of access. Therefore, the minimum ground floor elevation requirements applicable to the building types in Article 3.2 shall not apply.

**G. Transparency**

As an existing garden-style apartment community, the existing buildings have lower transparency. Therefore, there shall be no transparency requirement applicable to existing buildings.

**H. Blank Wall**

As an existing garden-style apartment community, the existing buildings have greater blank wall space. Therefore, there shall be no maximum blank wall area requirement applicable to existing buildings.

**I. Landscaping and Screening**

As an existing garden-style apartment community, the landscaping and screening were installed under different standards. Consequently, the landscaping and screening shall meet the built environment.

**J. Open Space**

Based on the configuration of open space within the existing development, the Development will contain a minimum of 10% open space, which may include a public park, other green spaces, hardscape areas, tree conservation areas, stormwater ponds, and environmental features. Open space totals may, with the consent of the City Administration, be shifted or reallocated between tracts or lots within the Development.

**L. Outdoor Amenity Area**

For permitted building types requiring outdoor amenity areas, a minimum of 10% shall be provided, but may be met cumulatively between various subtracts or lots within the Development and not on a subtract by subtract or lot by lot basis.

# HAWTHORNE NORTH RIDGE

## PD/MASTER PLAN

REZONING CASE #--- / TRANSACTION # ---  
MASTER PLAN CASE # MP-XX-XX/ TRANSACTION # ---  
RALEIGH, NORTH CAROLINA  
PROJECT NUMBER: HRS-16000

DATE: OCTOBER 5, 2016

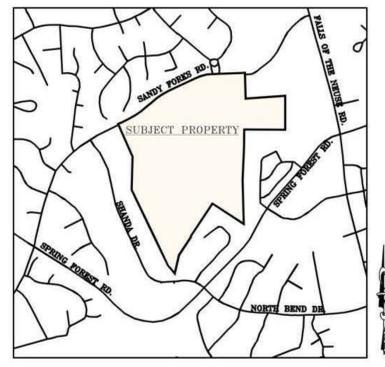


**OWNER:**  
HAWTHORNE LAKES, LLC  
200 PROVIDENCE ROAD, SUITE 105  
CHARLOTTE, NC 28207

**CONTACT:** SHOFF ALLISON  
**PHONE:** 336.549.3432  
**EMAIL:** SALLISON@HRPLIVING.COM

**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 PLAN AND STORMWATER
P-6	TREE CONSERVATION PLAN
P-7	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**  
CN APARTMENTS LLC  
6131 FALLS OF NEUSE RD  
STE 200  
RALEIGH NC 27609-3518  
PIN: 1717101778  
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: OX-3-CU

**LOT 3**  
HAWTHORNE SIX FORKS, LLC  
HAWTHORNE RESIDENTIAL PARTNERS  
806 GREEN VALLEY RD STE 311  
GREENSBORO, NC 27408-7076  
PIN: 1716095522  
ACREAGE: 25.42 AC  
ZONING: R-10

**LOT 4**  
HAWTHORNE SIX FORKS, LLC  
HAWTHORNE RESIDENTIAL PARTNERS  
806 GREEN VALLEY RD STE 311  
GREENSBORO, NC 27408-7076  
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: 1707912377  
ACREAGE: 0.22 AC  
ZONING: R-4

**LOT 8**  
STURM, EVAN C  
6608 PORTSMOUTH LN  
RALEIGH NC 27615-7331  
PIN: 1707913472  
ACREAGE: 0.28 AC  
ZONING: R-4

**LOT 9**  
LAMBETH, WILLIAM ALEXIS & PREISS, JOHN W  
2114 COWPER DR  
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: 0.46 AC  
ZONING: R-4

**LOT 12**  
PIROZZI, KAREN GUISTINA, DAVID  
PO BOX 10215  
RALEIGH NC 27605-0215  
PIN: 1707916629  
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**  
GOODYKOONTZ, HEATHER MICHELLE  
6501 RACEVIEW TER  
RALEIGH NC 27615-7312  
PIN: 1707919846  
ACREAGE: 0.50 AC  
ZONING: R-4

**LOT 16**  
WATKINS, NICOLE L & WATKINS, PHILLIP M  
6500 RACEVIEW TER  
RALEIGH NC 27615-7312  
PIN: 1717010941  
ACREAGE: 0.39 AC  
PIN: R-4

**LOT 17**  
KELUSSEYAN, ROUPEN L & KUSSEYAN, KAREN L  
2541 EL GAVILAN CT  
CARLSBAD CA 92009-4307  
PIN: 1717011918  
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

**LEGEND**

- NEUSE RIVER RIPARIAN BUFFER\*
- EXISTING WETLAND\*

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

**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.

20' CITY OF RALEIGH WATER TRANSMISSION MAIN LINE EASEMENT

65' CP&L TRANSMISSION LINE EASEMENT

R-10 CM

**HAWTHORNE LAKES, LLC**  
200 PROVIDENCE ROAD, SUITE 105  
CHARLOTTE, NC 28207  
PIN: 1717-06-3839  
ACREAGE: 82.64 AC  
ZONING: R-10/CM

**LOT 21**  
SANDY FORKS PLACE CONDOMINIUM  
4020 WAKE FOREST RD  
RALEIGH NC 27608-0009  
PIN: 1717111636  
ACREAGE: 1.08 AC  
ZONING: OX-3

**LOT 22**  
COLUMBIA SUTTON SQUARE LLC  
PROPERTY TAX DEPT  
PO BOX 790830  
SAN ANTONIO TX 78279-0830  
PIN: 1717118506  
ACREAGE: 10.29 AC  
ZONING: CX-3-PL

**LOT 24**  
CREEDMOOR PROPERTIES LLC  
6131 FALLS OF NEUSE RD STE 200  
RALEIGH NC 27609-3518  
PIN: 1717106975  
ACREAGE: 3.25 AC  
ZONING: CX-3-PL-CU

**LOT 23**  
GAINES, JONATHAN S & GAINES, LAUREN  
7024 SANDY FORKS RD APT 201  
RALEIGH NC 27615-6749

**LOT 24**  
GONZALES, CARLO J  
7010 SANDY FORKS RD APT 207  
RALEIGH NC 27615-6745

**LOT 25**  
PRECISION RENTAL PROPERTIES LLC  
5514 PRAIRIE CREEK DR  
COLUMBIA MO 65203-8463

**LOT 26**  
SMITH, RUTH P  
7022 SANDY FORKS RD APT 101  
RALEIGH NC 27615-6748

**LOT 27**  
NORMANLY, TOM & NORMANLY, ANITA JONES  
6616 VANCOUVER LN  
RALEIGH NC 27615-6532

**LOT 28**  
NAGY, ENIKO  
7021 PERIMETER TRCE E  
ATLANTA GA 30346-1923

**LOT 29**  
POLLONI, ALBERTO  
7018 301 SANDY FORKS RD  
RALEIGH NC 27615-6749

**LOT 30**  
GONZALES, CARLO J  
7010 SANDY FORKS RD APT 207  
RALEIGH NC 27615-6745

**LOT 31**  
MCINNIS, ELIZABETH R  
7010 SANDY FORKS RD APT 108  
RALEIGH NC 27615-6745

**LOT 32**  
FENDER, SHARON B  
7040 SANDY FORKS RD  
RALEIGH NC 27615-6743

**LOT 33**  
ABUSHADI, MOHAMED MAHMOUD  
6920 GLENOWDER RD  
RALEIGH NC 27613-4004

**LOT 34**  
GODLEY, LAURA ELIZABETH  
7040 SANDY FORKS RD APT 107  
RALEIGH NC 27615-6745

**LOT 35**  
GAINES, JONATHAN S & GAINES, LAUREN  
7024 SANDY FORKS RD APT 201  
RALEIGH NC 27615-6749

**LOT 36**  
MOBLEY, JAMES BENNETT  
7018 SANDY FORKS RD APT 201  
RALEIGH NC 27615-6749

**LOT 37**  
DEES, JACKIE  
7024 SANDY FORKS RD APT 102  
RALEIGH NC 27615-6700

**LOT 38**  
RAGAN, TIFFANY  
7016 302 SANDY FORKS RD  
RALEIGH NC 27615-6750

**LOT 39**  
GALDO, LAUREN & GALDO, SANTOS  
7024 SANDY FORKS RD APT 301  
RALEIGH NC 27615-6700

**LOT 40**  
GAINES, JONATHAN & GAINES, LAUREN  
7024 SANDY FORKS RD APT 101  
RALEIGH NC 27615-6700

**LOT 41**  
MILLS, DONALD ALTON & MILLS, BARBARA M  
7018 SANDY FORKS RD APT 102  
RALEIGH NC 27615-6749

**LOT 42**  
DYLE, LAURA LACKAS  
7018 SANDY FORKS RD APT 101  
RALEIGH NC 27615-6749

**LOT 43**  
REYES, MEDARO A  
7022 302 SANDY FORKS RD  
RALEIGH NC 27615-6748

**LOT 44**  
TONEY, TIMOTHY STEPHEN  
7022 SANDY FORKS RD APT 301  
RALEIGH NC 27615-6748

**LOT 45**  
MCINNIS, MIKE  
PO BOX 40326  
RALEIGH NC 27629-0326

**LOT 46**  
HILTON, DAVID N & HILTON, KAREN V  
3312 CARRACK CT  
RALEIGH NC 27613-8825

**LOT 47**  
KEEGAN, KATHLEEN  
6132 CATANDPOLLY LN  
RALEIGH NC 27603-1181

**LOT 48**  
GUERRIERI, ALBERIGO & GUERRIERI, DOLORES A  
4133 S MOUNTAIN DR  
RALEIGH NC 27603-8535

**LOT 49**  
KREBS, FRIDA M  
7022 SANDY FORKS RD APT 201  
RALEIGH NC 27615-6748

**LOT 50**  
EVANS, CHRISTINE P  
7022 SANDY FORKS RD APT 201  
RALEIGH NC 27615-6748

**LOT 51**  
SHEFFIELD, NICHOLAS D  
7018 SANDY FORKS RD APT 302  
RALEIGH NC 27615-6710

**LOT 52**  
WHITEHEAD, WILLIAM  
7018 SANDY FORKS RD APT 201  
RALEIGH NC 27615-6750

**LOT 53**  
HUNGERFORD, PAUL WAYNE JR  
109 BIRCH CT  
WILMINGTON NC 28409-5200

**LOT 54**  
SHAFIEI, BRENDA E & SHAFIEI, HAMID  
040 SANDY FORKS RD  
RALEIGH NC 27615-6743

**LOT 55**  
BROOKS, DAISY  
7040 SANDY FORKS RD APT 101  
RALEIGH NC 27615-6743

**LOT 56**  
KIM, SUNNY  
2500 SHARON VIEW LN  
RALEIGH NC 27614-6814

**LOT 57**  
MILLER, JAMES MATTHEW  
7040 SANDY FORKS RD APT 207  
RALEIGH NC 27615-6743

**LOT 58**  
PAUL, PEGGY S  
7010 SANDY FORKS RD  
RALEIGH NC 27615-6745

**LOT 59**  
BEATTY, DAVID MARAUICE EASH & KATHRYN LYNN  
7010 102 SANDY FORKS RD  
RALEIGH NC 27615-6745

**LOT 60**  
SCHRAGVINE PROPERTIES LLC  
212 SOUTHBANK DR  
CARY NC 27518-9760

**LOT 61**  
BRUNSWICK, MICHAEL J  
7010 SANDY FORKS RD APT 106  
RALEIGH NC 27615-6745

**LOT 62**  
NIGER-THOMAS, ARIT  
6351 PARK CREEK DR  
CHARLOTTE NC 28262-4263

**LOT 63**  
KIM, JUNGHWAN  
7050 SANDY FORKS RD APT 104  
RALEIGH NC 27615-6744

**LOT 64**  
SCHMITT, FRANCIS J  
C/O SCHRAEDER PROPERTIES  
5862 FARINGDON PL STE 1  
RALEIGH NC 27615-6743

**LOT 65**  
PERRY, JACQUELINE R & PERRY, DANYA C  
7010 SANDY FORKS RD APT 105  
RALEIGH NC 27615-6745

**LOT 66**  
FENDER, SHARON B  
7040 SANDY FORKS RD  
RALEIGH NC 27615-6743

**LOT 67**  
ABUSHADI, MOHAMED MAHMOUD  
6920 GLENOWDER RD  
RALEIGH NC 27613-4004

**LOT 68**  
GODLEY, LAURA ELIZABETH  
7040 SANDY FORKS RD APT 107  
RALEIGH NC 27615-6745

**LOT 69**  
MCINNIS, ELIZABETH R  
7010 SANDY FORKS RD APT 108  
RALEIGH NC 27615-6745

**LOT 70**  
GONZALES, CARLO J  
7010 SANDY FORKS RD APT 207  
RALEIGH NC 27615-6745

**LOT 71**  
PRECISION RENTAL PROPERTIES LLC  
5514 PRAIRIE CREEK DR  
COLUMBIA MO 65203-8463

**LOT 72**  
SMITH, RUTH P  
7022 SANDY FORKS RD APT 101  
RALEIGH NC 27615-6748

**LOT 73**  
NORMANLY, TOM & NORMANLY, ANITA JONES  
6616 VANCOUVER LN  
RALEIGH NC 27615-6532

**LOT 74**  
NAGY, ENIKO  
7021 PERIMETER TRCE E  
ATLANTA GA 30346-1923

**LOT 75**  
POLLONI, ALBERTO  
7018 301 SANDY FORKS RD  
RALEIGH NC 27615-6749

**LOT 76**  
GONZALES, CARLO J  
7010 SANDY FORKS RD APT 207  
RALEIGH NC 27615-6745

**LOT 77**  
MCINNIS, ELIZABETH R  
7010 SANDY FORKS RD APT 108  
RALEIGH NC 27615-6745

**LOT 78**  
FENDER, SHARON B  
7040 SANDY FORKS RD  
RALEIGH NC 27615-6743

**LOT 79**  
ABUSHADI, MOHAMED MAHMOUD  
6920 GLENOWDER RD  
RALEIGH NC 27613-4004

**LOT 80**  
GODLEY, LAURA ELIZABETH  
7040 SANDY FORKS RD APT 107  
RALEIGH NC 27615-6745

**LOT 81**  
MCINNIS, ELIZABETH R  
7010 SANDY FORKS RD APT 108  
RALEIGH NC 27615-6745

**LOT 82**  
GONZALES, CARLO J  
7010 SANDY FORKS RD APT 207  
RALEIGH NC 27615-6745

**LOT 83**  
PRECISION RENTAL PROPERTIES LLC  
5514 PRAIRIE CREEK DR  
COLUMBIA MO 65203-8463

**LOT 84**  
SMITH, RUTH P  
7022 SANDY FORKS RD APT 101  
RALEIGH NC 27615-6748

**LOT 85**  
NORMANLY, TOM & NORMANLY, ANITA JONES  
6616 VANCOUVER LN  
RALEIGH NC 27615-6532

**LOT 86**  
NAGY, ENIKO  
7021 PERIMETER TRCE E  
ATLANTA GA 30346-1923

**LOT 87**  
POLLONI, ALBERTO  
7018 301 SANDY FORKS RD  
RALEIGH NC 27615-6749

**LOT 88**  
GONZALES, CARLO J  
7010 SANDY FORKS RD APT 207  
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**LOT 89**  
MCINNIS, ELIZABETH R  
7010 SANDY FORKS RD APT 108  
RALEIGH NC 27615-6745

**LOT 90**  
FENDER, SHARON B  
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ABUSHADI, MOHAMED MAHMOUD  
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GODLEY, LAURA ELIZABETH  
7040 SANDY FORKS RD APT 107  
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**LOT 93**  
MCINNIS, ELIZABETH R  
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**LOT 94**  
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**LOT 97**  
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6616 VANCOUVER LN  
RALEIGH NC 27615-6532

**LOT 98**  
NAGY, ENIKO  
7021 PERIMETER TRCE E  
ATLANTA GA 30346-1923

**LOT 99**  
POLLONI, ALBERTO  
7018 301 SANDY FORKS RD  
RALEIGH NC 27615-6749

**LOT 100**  
GONZALES, CARLO J  
7010 SANDY FORKS RD APT 207  
RALEIGH NC 27615-6745

**LOT 101**  
MCINNIS, ELIZABETH R  
7010 SANDY FORKS RD APT 108  
RALEIGH NC 27615-6745

**LOT 102**  
FENDER, SHARON B  
7040 SANDY FORKS RD  
RALEIGH NC 27615-6743

**LOT 103**  
ABUSHADI, MOHAMED MAHMOUD  
6920 GLENOWDER RD  
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**LOT 104**  
GODLEY, LAURA ELIZABETH  
7040 SANDY FORKS RD APT 107  
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**LOT 105**  
MCINNIS, ELIZABETH R  
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**LOT 106**  
GONZALES, CARLO J  
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ATLANTA GA 30346-1923

**LOT 111**  
POLLONI, ALBERTO  
7018 301 SANDY FORKS RD  
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**LOT 112**  
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FENDER, SHARON B  
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**LOT 115**  
ABUSHADI, MOHAMED MAHMOUD  
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GODLEY, LAURA ELIZABETH  
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**LOT 117**  
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PRECISION RENTAL PROPERTIES LLC  
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**LOT 121**  
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**LOT 122**  
NAGY, ENIKO  
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ATLANTA GA 30346-1923

**LOT 123**  
POLLONI, ALBERTO  
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**LOT 124**  
GONZALES, CARLO J  
7010 SANDY FORKS RD APT 207  
RALEIGH NC 27615-6745

**LOT 125**  
MCINNIS, ELIZABETH R  
7010 SANDY FORKS RD APT 108  
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**LOT 126**  
FENDER, SHARON B  
7040 SANDY FORKS RD  
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**LOT 127**  
ABUSHADI, MOHAMED MAHMOUD  
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RALEIGH NC 27613-4004

**LOT 128**  
GODLEY, LAURA ELIZABETH  
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MCINNIS, ELIZABETH R  
7010 SANDY FORKS RD APT 108  
RALEIGH NC 27615-6745

**LOT 130**  
GONZALES, CARLO J  
7010 SANDY FORKS RD APT 207  
RALEIGH NC 27615-6745

**LOT 131**  
PRECISION RENTAL PROPERTIES LLC  
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COLUMBIA MO 65203-8463

**LOT 132**  
SMITH, RUTH P  
7022 SANDY FORKS RD APT 101  
RALEIGH NC 27615-6748

**LOT 133**  
NORMANLY, TOM & NORMANLY, ANITA JONES  
6616 VANCOUVER LN  
RALEIGH NC 27615-6532

**LOT 134**  
NAGY, ENIKO  
7021 PERIMETER TRCE E  
ATLANTA GA 30346-1923

**LOT 135**  
POLLONI, ALBERTO  
7018 301 SANDY FORKS RD  
RALEIGH NC 27615-6749

**LOT 136**  
GONZALES, CARLO J  
7010 SANDY FORKS RD APT 207  
RALEIGH NC 27615-6745

**LOT 137**  
MCINNIS, ELIZABETH R  
7010 SANDY FORKS RD APT 108  
RALEIGH NC 27615-6745

**LOT 138**  
FENDER, SHARON B  
7040 SANDY FORKS RD  
RALEIGH NC 27615-6743

**LOT 139**  
ABUSHADI, MOHAMED MAHMOUD  
6920 GLENOWDER RD  
RALEIGH NC 27613-4004

**LOT 140**  
GODLEY, LAURA ELIZABETH  
7040 SANDY FORKS RD APT 107  
RALEIGH NC 27615-6745

**LOT 141**  
MCINNIS, ELIZABETH R  
7010 SANDY FORKS RD APT 108  
RALEIGH NC 27615-6745

**LOT 142**  
GONZALES, CARLO J  
7010 SANDY FORKS RD APT 207  
RALEIGH NC 27615-6745

**LOT 143**  
PRECISION RENTAL PROPERTIES LLC  
5514 PRAIRIE CREEK DR  
COLUMBIA MO 65203-8463

**LOT 144**  
SMITH, RUTH P  
7022 SANDY FORKS RD APT 101  
RALEIGH NC 27615-6748

**LOT 145**  
NORMANLY, TOM & NORMANLY, ANITA JONES  
6616 VANCOUVER LN  
RALEIGH NC 27615-6532

**LOT 146**  
NAGY, ENIKO  
7021 PERIMETER TRCE E  
ATLANTA GA 30346-1923

**LOT 147**  
POLLONI, ALBERTO  
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RALEIGH NC 27615-6749

**LOT 148**  
GONZALES, CARLO J  
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RALEIGH NC 27615-6745

**LOT 149**  
MCINNIS, ELIZABETH R  
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**LOT 150**  
FENDER, SHARON B  
7040 SANDY FORKS RD  
RALEIGH NC 27615-6743

**LOT 151**  
ABUSHADI, MOHAMED MAHMOUD  
6920 GLENOWDER RD  
RALEIGH NC 27613-4004

**LOT 152**  
GODLEY, LAURA ELIZABETH  
7040 SANDY FORKS RD APT 107  
RALEIGH NC 27615-6745

**LOT 153**  
MCINNIS, ELIZABETH R  
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RALEIGH NC 27615-6745

**LOT 154**  
GONZALES, CARLO J  
7010 SANDY FORKS RD APT 207  
RALEIGH NC 27615-6745

**LOT 155**  
PRECISION RENTAL PROPERTIES LLC  
5514 PRAIRIE CREEK DR  
COLUMBIA MO 65203-8463

**LOT 156**  
SMITH, RUTH P  
7022 SANDY FORKS RD APT 101  
RALEIGH NC 27615-6748

**LOT 157**  
NORMANLY, TOM & NORMANLY, ANITA JONES  
6616 VANCOUVER LN  
RALEIGH NC 27615-6532

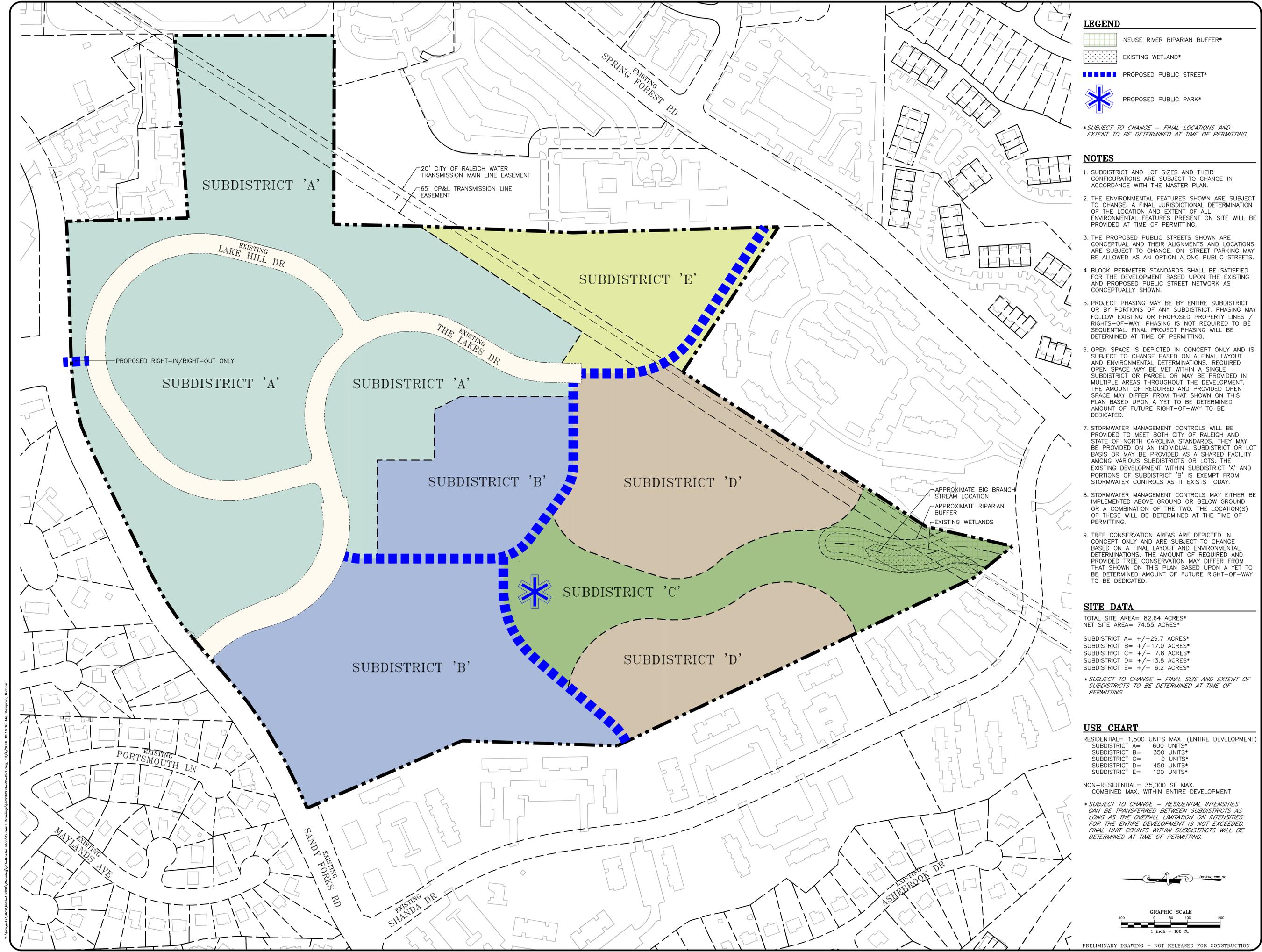
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ATLANTA GA 30346-1923

**LOT 159**  
POLLONI, ALBERTO  
7018 301 SANDY FORKS RD  
RALEIGH NC 27615-6749

**LOT 160**  
GONZALES, CARLO J  
7010 SANDY FORKS RD APT 207  
RALEIGH NC 27615-6745

**LOT 161**  
MCINNIS, ELIZABETH R  
7010 SANDY FORKS RD APT 108  
RALEIGH NC 27615-6745

**LOT 162**  
FENDER, SHARON B  
7040 SANDY FORKS RD  
RALEIGH NC 27615-6743



**LEGEND**

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

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

**NOTES**

1. SUBDISTRICT AND LOT SIZES AND THEIR CONFIGURATIONS ARE SUBJECT TO CHANGE IN ACCORDANCE WITH THE MASTER PLAN.
2. 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.
3. THE PROPOSED PUBLIC STREETS SHOWN ARE CONCEPTUAL AND THEIR ALIGNMENTS AND LOCATIONS ARE SUBJECT TO CHANGE. ON-STREET PARKING MAY BE ALLOWED AS AN OPTION ALONG PUBLIC STREETS.
4. BLOCK PERIMETER STANDARDS SHALL BE SATISFIED FOR THE DEVELOPMENT BASED UPON THE EXISTING AND PROPOSED PUBLIC STREET NETWORK AS CONCEPTUALLY SHOWN.
5. PROJECT PHASING 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.
6. 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. THE AMOUNT OF REQUIRED AND PROVIDED OPEN SPACE MAY DIFFER FROM THAT SHOWN ON THIS PLAN BASED UPON A YET TO BE DETERMINED AMOUNT OF FUTURE RIGHT-OF-WAY TO BE DEDICATED.
7. 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.
8. 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.
9. 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.

**SITE DATA**

TOTAL SITE AREA= 82.64 ACRES\*  
 NET SITE AREA= 74.55 ACRES\*

SUBDISTRICT A= +/-29.7 ACRES\*  
 SUBDISTRICT B= +/-17.0 ACRES\*  
 SUBDISTRICT C= +/- 7.8 ACRES\*  
 SUBDISTRICT D= +/-13.8 ACRES\*  
 SUBDISTRICT E= +/- 6.2 ACRES\*

\*SUBJECT TO CHANGE - FINAL SIZE AND EXTENT OF SUBDISTRICTS TO BE DETERMINED AT TIME OF PERMITTING

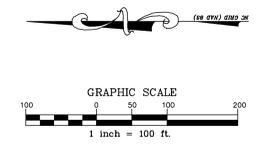
**USE CHART**

RESIDENTIAL= 1,500 UNITS MAX. (ENTIRE DEVELOPMENT)

SUBDISTRICT A= 600 UNITS\*  
 SUBDISTRICT B= 350 UNITS\*  
 SUBDISTRICT C= 0 UNITS\*  
 SUBDISTRICT D= 450 UNITS\*  
 SUBDISTRICT E= 100 UNITS\*

NON-RESIDENTIAL= 35,000 SF MAX. COMBINED MAX. WITHIN ENTIRE DEVELOPMENT

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



THE JOHN R. MCADAMS COMPANY, INC.  
 2905 Meridian Parkway  
 Durham, North Carolina 27713  
 License No. C-0293  
 (800) 725-5646 • McAdamsCo.com



REVISIONS:

NO.	DATE	DESCRIPTION

OWNER:  
 HAWTHORNE LAKES, LLC  
 200 PROVIDENCE ROAD, SUITE 105  
 CHARLOTTE, NC 28207

PROJECT NO. HRS16000-PD-011

FILENAME: HRS16000

CHECKED BY: BOP

DRAWN BY: CMV

SCALE: 1"=100'

DATE: 2016-10-05

SHEET NO. P-2

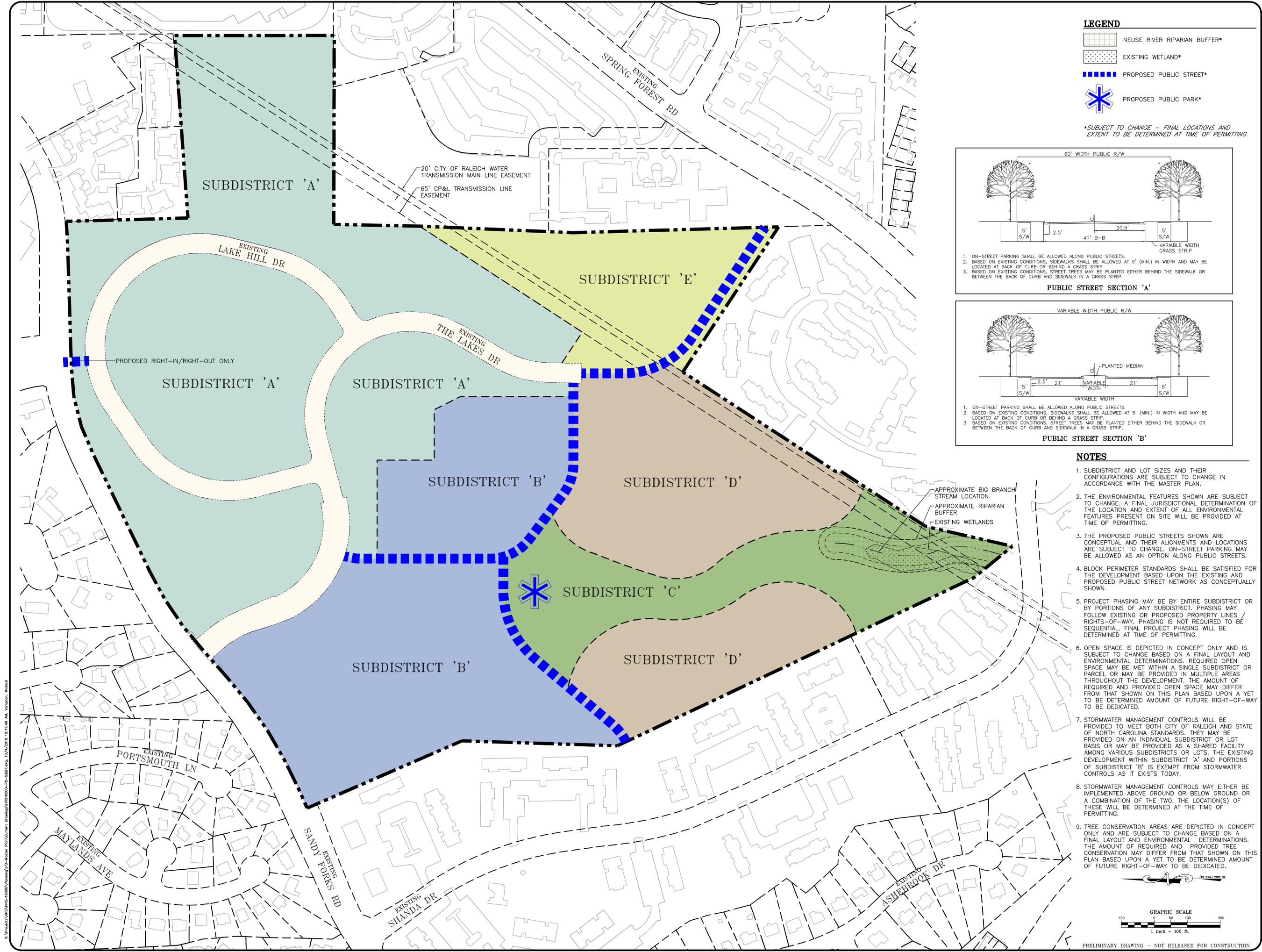
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**HAWTHORNE NORTH RIDGE PD/MASTER PLAN**  
**RALEIGH, NORTH CAROLINA**

DEVELOPMENT PLAN



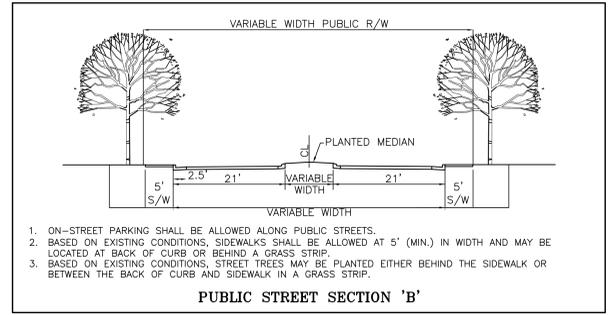
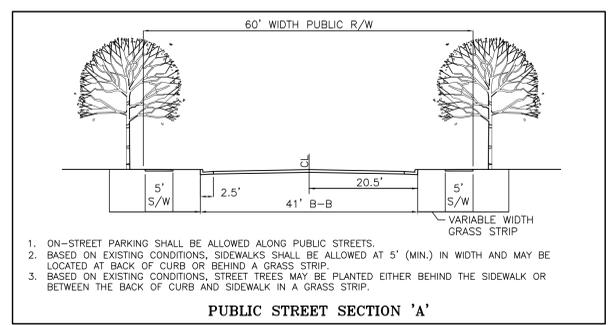
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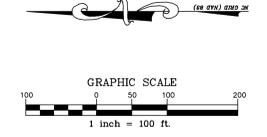
**LEGEND**

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

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



- NOTES**
- SUBDISTRICT AND LOT SIZES AND THEIR CONFIGURATIONS ARE SUBJECT TO CHANGE IN ACCORDANCE WITH THE MASTER PLAN.
  - 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.
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  - PROJECT PHASING 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. THE AMOUNT OF REQUIRED AND PROVIDED OPEN SPACE MAY DIFFER FROM THAT SHOWN ON THIS PLAN BASED UPON A YET TO BE DETERMINED AMOUNT OF FUTURE RIGHT-OF-WAY TO BE DEDICATED.
  - 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.
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**THE JOHN R. MCADAMS COMPANY, INC.**  
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 Durham, North Carolina 27713  
 License No. C-0293  
 (800) 726-5646 • [McAdamsCo.com](http://McAdamsCo.com)

**MCADAMS**

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**HAWTHORNE LAKES, LLC**  
 200 PROVIDENCE ROAD, SUITE 105  
 CHARLOTTE, NC 28207

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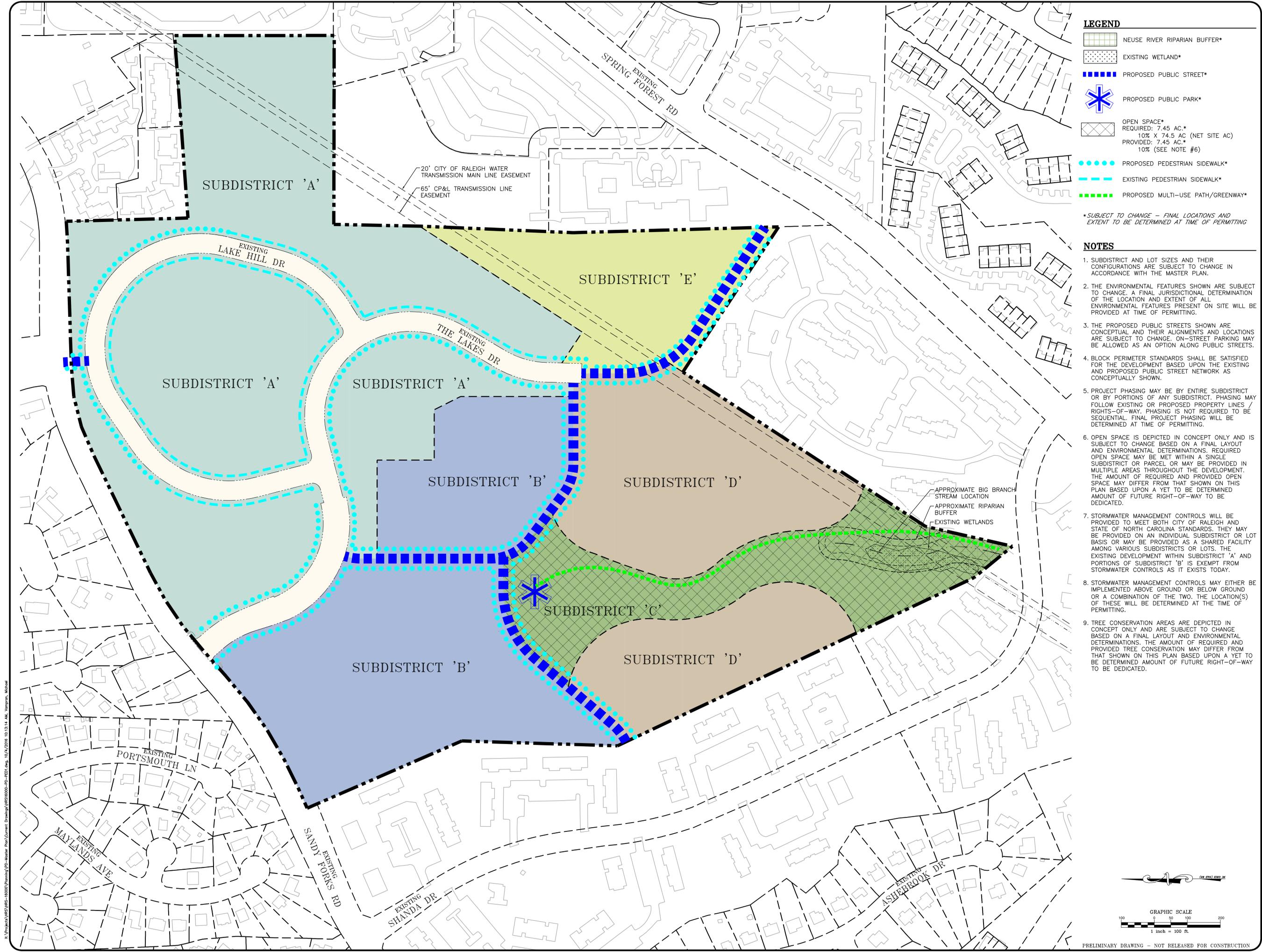
**HAWTHORNE NORTH RIDGE PD/MASTER PLAN**  
 RALEIGH, NORTH CAROLINA  
 STREET PLAN

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 CHECKED BY: BOP  
 DRAWN BY: CMV  
 SCALE: 1" = 100'  
 DATE: 2016-10-05  
 SHEET NO: **P-3**

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

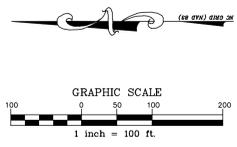


- LEGEND**
- NEUSE RIVER RIPARIAN BUFFER\*
  - EXISTING WETLAND\*
  - PROPOSED PUBLIC STREET\*
  - PROPOSED PUBLIC PARK\*
  - OPEN SPACE\*  
REQUIRED: 7.45 AC.\*  
10% X 74.5 AC (NET SITE AC)  
PROVIDED: 7.45 AC.\*  
10% (SEE NOTE #6)
  - PROPOSED PEDESTRIAN SIDEWALK\*
  - EXISTING PEDESTRIAN SIDEWALK\*
  - PROPOSED MULTI-USE PATH/GREENWAY\*

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

**NOTES**

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8. 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.
9. 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.



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NO.	DATE	DESCRIPTION

OWNER:  
HAWTHORNE LAKES, LLC  
200 PROVIDENCE ROAD, SUITE 105  
CHARLOTTE, NC 28207

**HAWTHORNE NORTH RIDGE  
PD/MASTER PLAN  
RALEIGH, NORTH CAROLINA**

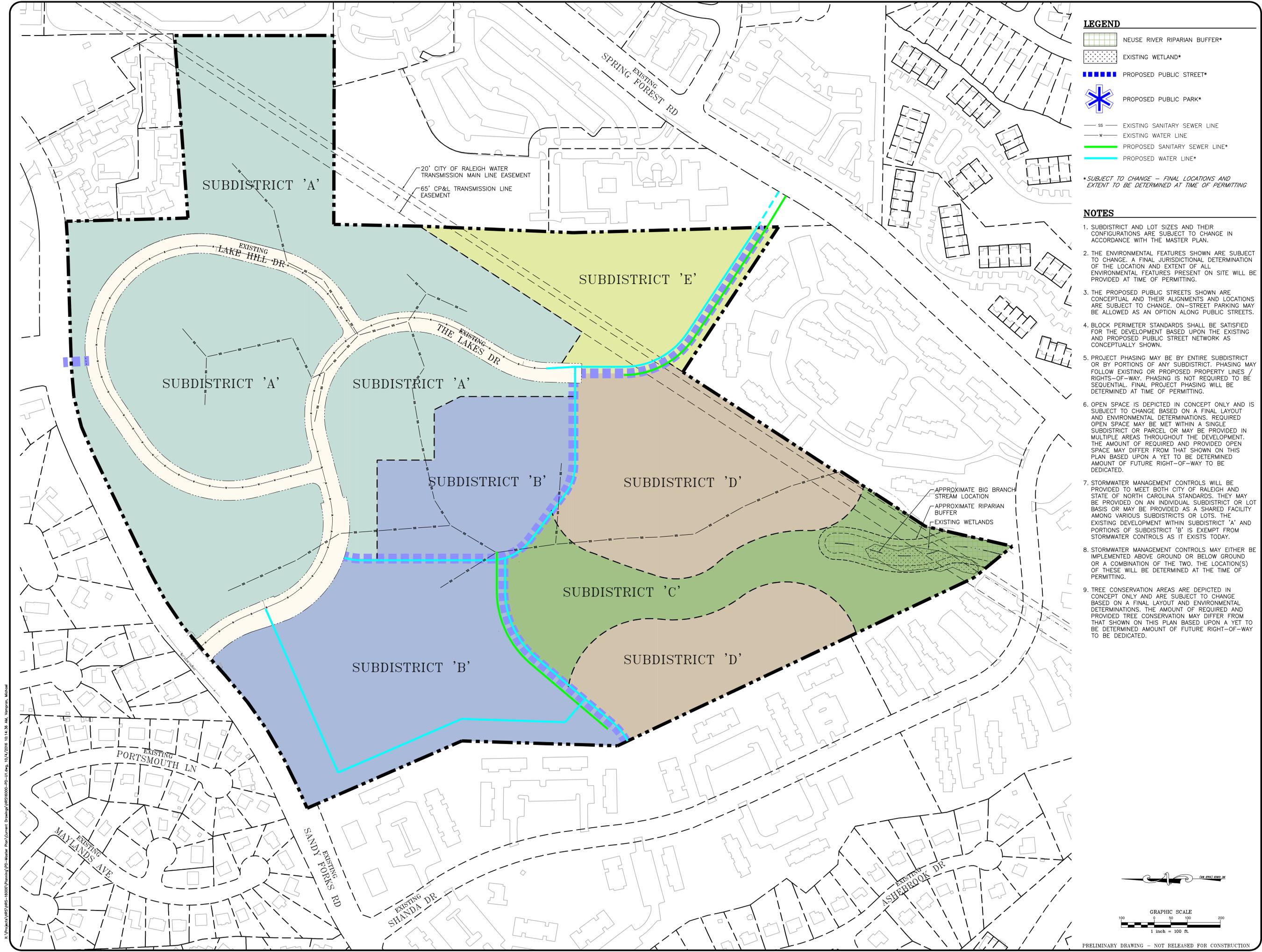
PEDESTRIAN CIRCULATION & OPEN SPACE PLAN

PROJECT NO.	HR16000-PO-PDI
FILENAME	HR16000
CHECKED BY	BOP
DRAWN BY	CMV
SCALE	1" = 100'
DATE	2016-10-05
SHEET NO.	P-4



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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



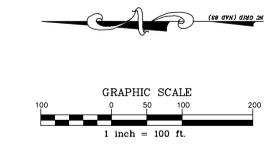
**LEGEND**

- NEUSE RIVER RIPARIAN BUFFER\*
- EXISTING WETLAND\*
- PROPOSED PUBLIC STREET\*
- PROPOSED PUBLIC PARK\*
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER LINE\*
- PROPOSED WATER LINE\*

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

**NOTES**

1. SUBDISTRICT AND LOT SIZES AND THEIR CONFIGURATIONS ARE SUBJECT TO CHANGE IN ACCORDANCE WITH THE MASTER PLAN.
2. 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.
3. THE PROPOSED PUBLIC STREETS SHOWN ARE CONCEPTUAL AND THEIR ALIGNMENTS AND LOCATIONS ARE SUBJECT TO CHANGE. ON-STREET PARKING MAY BE ALLOWED AS AN OPTION ALONG PUBLIC STREETS.
4. BLOCK PERIMETER STANDARDS SHALL BE SATISFIED FOR THE DEVELOPMENT BASED UPON THE EXISTING AND PROPOSED PUBLIC STREET NETWORK AS CONCEPTUALLY SHOWN.
5. PROJECT PHASING 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.
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7. 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.
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9. 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.



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NO.	DATE	DESCRIPTION

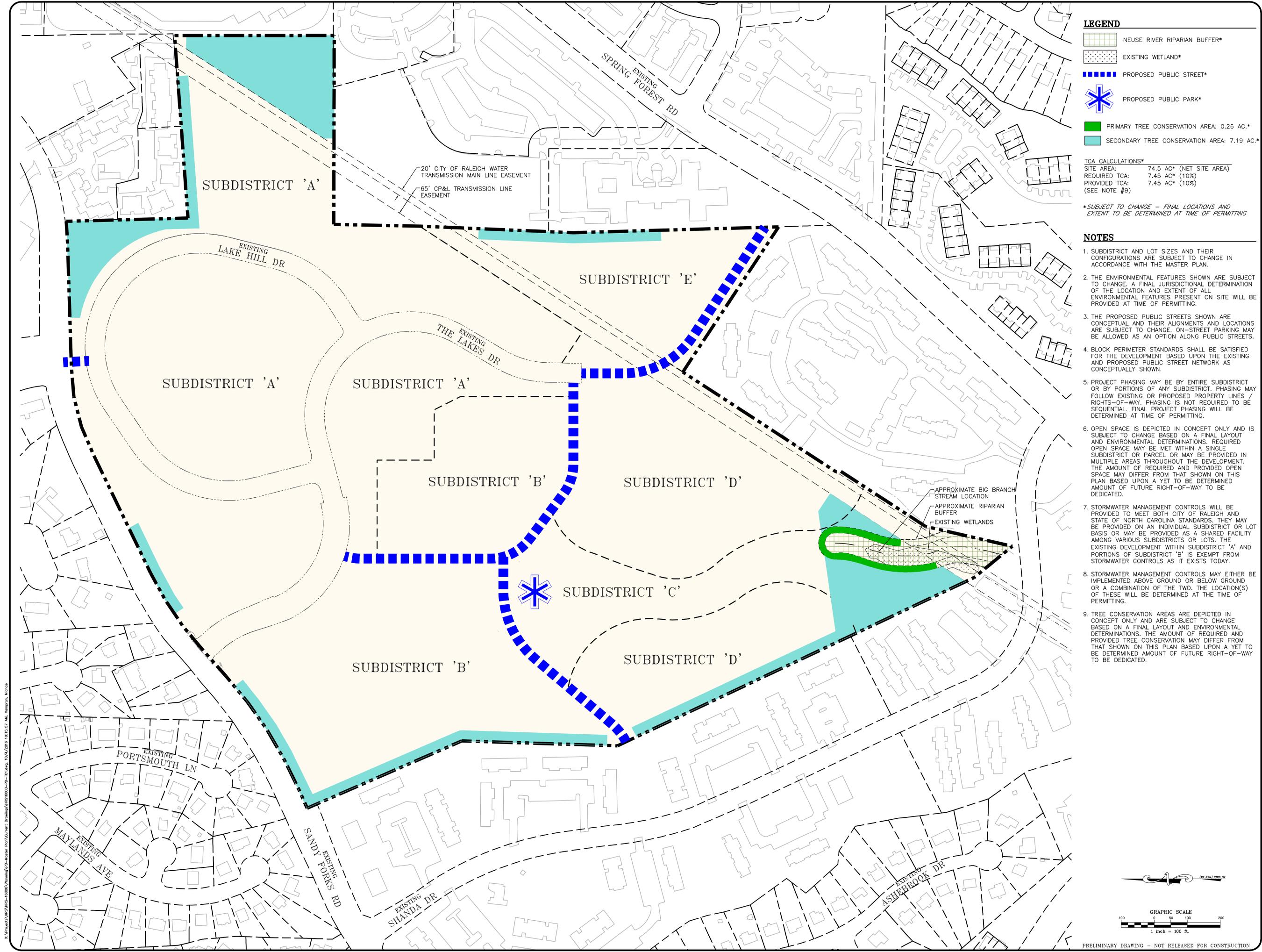
OWNER:  
 HAWTHORNE LAKES, LLC  
 200 PROVIDENCE ROAD, SUITE 105  
 CHARLOTTE, NC 28207

PROJECT NO: HRS16000-PD-U1  
 FILENAME: HRS16000  
 CHECKED BY: BOP  
 DRAWN BY: CMV  
 SCALE: 1" = 100'  
 DATE: 2016-10-05  
 SHEET NO: P-5

**HAWTHORNE NORTH RIDGE  
 PD/MASTER PLAN  
 RALEIGH, NORTH CAROLINA  
 UTILITY & STORMWATER PLAN**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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**LEGEND**

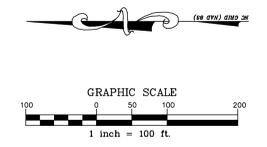
- NEUSE RIVER RIPARIAN BUFFER\*
- EXISTING WETLAND\*
- PROPOSED PUBLIC STREET\*
- PROPOSED PUBLIC PARK\*
- PRIMARY TREE CONSERVATION AREA: 0.26 AC.\*
- SECONDARY TREE CONSERVATION AREA: 7.19 AC.\*

**TCA CALCULATIONS\***

SITE AREA:	74.5 AC* (NET SITE AREA)
REQUIRED TCA:	7.45 AC* (10%)
PROVIDED TCA:	7.45 AC* (10%)
(SEE NOTE #9)	

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

- NOTES**
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**HAWTHORNE NORTH RIDGE PD/MASTER PLAN**  
 RALEIGH, NORTH CAROLINA  
 TREE CONSERVATION PLAN

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PROJECT NO: HRS16000-PD-TCI  
 FILENAME: HRS16000  
 CHECKED BY: BOP  
 DRAWN BY: CMV  
 SCALE: 1"=100'  
 DATE: 2016-10-05  
 SHEET NO: P-6

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**MCADAMS**

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



**HAWTHORNE NORTH RIDGE  
PD/MASTER PLAN  
RALEIGH, NORTH CAROLINA**

3D MASSING STUDY

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1	△	



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