

Administrative Approval Action

Case File / Name: ASR-0004-2022 DSLC - 100 Knowles Street City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the south side of Interstate I-40 EB, west of Hammond Road

at 120 Hammond Center Drive.

REQUEST: Development of a vacant 14.48 acre/630,919 sf tract zoned CX-5-CU SHOD 2, and

CM (New Lot 1 per approved subdivision SUB-0029-2022 / 100 Knowles Street Subdivision) into a proposed 348 multi-unit apartment complex totaling 384,043 sf. Four new structures including three multi-unit apartment buildings totaling 372,462 sf and a clubhouse building of 6,638 sf and 2 garage structures of a 4,943 sf.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: N/A

FINDINGS: City Administration finds that this request, with the below conditions of

approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated January 6, 2023 by

McAdams.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

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

General

- 1. The public improvements inclusive of the improvements associated with the traffic impact analysis are shown on the site permitting review plans.
- 2. Subdivision plat SUB-0029-2022 "100 Knowles Subdivision" is recorded and a copy of the recorded subdivision map is inserted with the final civil plans set.
- 3. Western elevation building design illustrations for Buildings 2000, 3000 & 4000 are provided and inserted into civil plans

Engineering

4. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.

Public Utilities

5. ASR recommendations must be incorporated into SPR design.



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Stormwater

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

Urban Forestry

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

☑ <u>LEGAL DOCUMENTS</u> - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

Ŋ	Right of Way Deed of Easement Required
V	Slope Easement Deed of Easement Required

V	Utility Placement Deed of Easement Required

☑ <u>RECORDED MAP(S)</u> - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

- 1. A fee-in-lieu for those portions of the public improvements stopping short of the property line, sidewalks and a transit stop is paid to the City of Raleigh (UDO 8.1.10).
- A public infrastructure surety shall be provided to City of Raleigh Transportation Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Public Utilities

3. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Urban Forestry



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- A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .2995 acres of tree conservation area.
- 5. A public infrastructure surety for 10 street trees that are to be planted within the right of way along Hammond Center Drive shall be provided to City of Raleigh Transportation Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

☑ <u>BUILDING PERMITS</u> - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Public Utilities

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

Urban Forestry

- A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 10 street trees to be planted within the right of way along Hammond Center Drive.
- 4. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

The following are required prior to issuance of building occupancy permit:

General

- 1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff
- 2. All street lights and street signs required as part of the development approval are installed.
- 3. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

Stormwater



Administrative Approval Action

Case File / Name: ASR-0004-2022 **DSLC - 100 Knowles Street**

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

As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: February 1, 2026

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this	s administrative decision.			
Signed:	Daniel L. Stegall	Dat	e:	02/01/2023
	Development Services Dir/Designee		_	
Staff Coordinator	: Jermont Purifoy			

Administrative Site	Review A	pplication us, Sum-400 Raings, NC 27001 910-400-2000 Rain	olg
his form is required when submitting sit 0.2.8. Please check the appropriate but	te plans as referentiding types and inc	ced in Unified Development Ordinance (UDO) Section dude the plan checklist document when submitting.	n
Office Use Only: Case #:		Planner (print):	
lease review UDO Section 10.2.8. as a seistance determining a Site Plan Tier i semit and Development Portal. (Note: 1	mended by text ch s needed a Site Pi There is a fee for th	ange case <u>TC-14-19</u> to determine the site plan tier. It an Tier Verification request can be submitted online v is verification service.)	r io t
Site Plan Tier: Tier Two Site Plan	Tier Three	Site Plan	
Building Type Detached	П.	Site Transaction History Subdivision case #:	
Detached	General Moved use	Scoping/sketch plan case #:	_
✓ Apartment		Certificate of Appropriatoness #:	
Townhouse	CMc	Zoning Case #:	
_	GENERAL I	NFORMATION	
Development name: 100 Knowles 5	Street		
Inside City limits? Yes No		Circle 4	
Property address(es): 100 Kno Ste P.I.N.(s): 1702760750	owles St	reet	
Please describe the scope of work. Inci- Construction of 207 1-bedroom an- with associated amenity areas and	d 141 2-bedroon surface parking	n apartment units in three apartment buildings	alor
Current Property Owner/Developer Cor NOTE: please attach purchase agree	stact Name: Mark	Matthews	
NOTE: please attach purchase agree Company: Tramell Crow Resider	ment when subm itial	Itting this form. Tris: Development Associate	
Address 4509 Creedmoor Road	f, Suite 308, R	aleigh, NC 27612	
Phone #: 404.798.7927	Email: mma	athews@tcr.com	_
Applicant Name: David Boyette Company: McAdams	Address Or	ne Glerwood Avenue, Suite 200, Raleigh,NC	270
Phone #: 919.244.9528		ette@mcadamsco.com	
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VICINITY MAP

100 KNOWLES STREET

ADMINISTRATIVE SITE REVIEW

100 KNOWLES STREET RALEIGH, NORTH CAROLINA 27603

PROJECT NUMBER: 2021110380

CURRENT CASE NUMBER: ASR-0004-2022 PSP CASE NUMBER: SUB-0029-2022

> **DATE: JANUARY 14, 2022** REVISED: JUNE 01, 2022

REVISED: OCTOBER 4, 2022 REVISED: NOVEMBER 30, 2022 REVISED: JANUARY 6, 2023

SITE ADDRESS:		120 HAMMOND CENTER DMVE, FALEIGH NORTH CAROLINA 27603			
PARCEL PIN NUMBER:		1702677401			
EXISTING ZOMING:		CX-S-CU: COMMERCIAL MIXED USE (15.02 AC.), CM: CONSERVATION MANAGEMENT (0.67 AC.)			
DVERLAY DISTRICT:		SH00-2			
BLOCK PERIMETER:		MAX BLOWARE: 4,000 F FERTING BLOCK: 2,780 F (BLOCK WAS CREATED PRIOR TO SEPT 2003 AND IS LESS THAN 1500 OF THE MAXIMUM - UDO SEC. 8.R.2.A.1.40			
WATERSHED:		WALNUT CREEK; NEUSE RIVER BASIN			
FLOODPLAIN/FIRM PAI	WED	3720170200K			
SITE APEA:		CONTINUE (THE SAME OUT STORY) CONTINUE TO SAME OUT STORY OF THE SAME OUT S			
DOSTING BUILDING TY	PE:	N/A			
PROPOSID BUILDING TYPE:		BLDG 1000: GENERAL - 6,618 5F; BLDG 2000: APARTMENT- 126,154 5F; BLDG 1000: APARTMENT- 124,154 5F; BLD 4000: APARTMENT- 124,154 5F; CAPAGE A: CENERAL - 2,130 5F; GAPAGE B: CENERAL - 2,131 5F			
DISTING USE:		LOT 1 - VACANT, OPEN LOT w/ VEHICULAR PARKING; LOT 4 - VACANT, OPEN LOT W/ VEHICULAR PARKING			
PROPOSED USE:		LOT 1 - MULTI-UNIT LIVING; LOT 4 - VACANT, OPEN LOT w/ VEHICULAR PARKING			
UNIT COUNTS:		MADIONAL MITS ALLOWTO PRE2-088-21 - 590 LIVETS PRODECED LIVETS 810-03 2000 1 - 16 INITE 810-03 2000 1 - 15 INITE 810-03 2000 1 - 15 INITE 810-03 2000 1 - 10 INITE 810-03 2			
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	BUILDING SETBACK	FROM PRIMARY STREET: 5'			
BUILDING HEIGHT:		MAXIMUM ALLOWED: S STORES / 80 FEET PROPOSED: 4 STORES / 61 FEET			
OUTDOOR AMENITY A	HEA:	SCOURCE: SCOURCE			
		PROVIDED: TOTAL PROVIDED OUTDOOR AMENITY AREA: 91,828 SF [2,11 AC]			

Know what's below. Call before you dig.

CONTRACTOR SHALL NOTIFY TNOSH! (611) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR ECCANATION TO HAVE EXISTING UTILITIES LOCATED CONTRACTOR SHALL CONTRACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SKYNICES INDEPENDENT OF "NOSI'N PROVINCE ANY DISCREPANCIES TO THE ENGINEER MINIEDATELY."

SHEET INDEX C0.00 PRO C1.00 OVE PROJECT NOTES
OVERALL EXISTING CONDITIONS EXISTING CONDITIONS DEMOLITION PLAN C2.00 C2.01 OVERALL SITE PLAN SITE PLAN BLOCK PERIMETER OVERALL GRADING PLAN GRADING PLAN DRAINAGE PLAN C4.00 C4.01 UTILITY PLAN FIRE ACCESS PLAN SITE DETAILS WATER DETAILS STORM DRAINAGE DETAILS SANITARY SEWER DETAILS 12.00 TREE CONSERVATION PLAN OVERALL LANDSCAPE PLAN L5.01 LANDSCAPE PLAN LANDSCAPE NOTES AND DETAILS LIGHTING PLAN ROOF-OVERALL BUILDING PLAN A1-05 ROOF-OVERALL BUILDING PLAN ROOF-OVERALL BUILDING PLAN BUILDING ELEVATIONS BUILDING ELEVATIONS BUILDING ELEVATIONS BUILDING ELEVATIONS BUILDING ELEVATIONS BUILDING ELEVATIONS CLUB HOUSE ELEVATIONS MISC. ELEVATIONS

ATTENTION CONTRACTORS

MCADAMS

CONTACT

DAVID BOYETTE

CLIENT

MAPLE MULTI-FAMILY LAND SE, L.P. 4509 CREEDMOOR RD, SUITE 308 RALEIGH, NC 27612 PHONE: 404.798.7927

ARCHITECT DWELL DESIGN STUDIO

8200 GREENSBORD DRIVE, SUITE 650 MCLEAN, VIRGINIA, 22102 PHONE: 571. 253. 6950



REVISIONS



ADMINISTRATIVE SITE REVIEW FOR:

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			© SANITA W WATER WATER WATER FIRE I T TELEPH T TELEPH E ELECTE ↓ LIGHT POWER
			CURB STORM YARD I AC AIR CC XXXXX ADDRES BOLLAF FIRE C FIBER
			© GREASI
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	22 23 24 29	The state of the s	7 8 9 10 11 12 13
	INFRASTRUCTURE UNDER REVIEW— (CASE # SUB-0029-2022)		15 16 17 18 19 20 21
SO S		EXISTING HAMMOND CENTER DR. 4 (22' PUBLIC R/W) 1.05 AC	22 23 24 25 26 27 28
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LEG	END		
•	EXISTING IRON PIPE	بگر	ACCESSIBLE PARKING
0	IRON PIPE SET	8	IRRIGATION CONTROL VALVE
A	CALCULATED POINT	•	FLOOD LIGHT
\oplus	BORE HOLE	M	MAIL BOX
S	SANITARY SEWER MANHOLE	\otimes	MONITORING WELL
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₩V	WATER VALVE	-0-	SIGN
\boxtimes	WATER METER	(WELL
X	FIRE HYDRANT	w	WATER MANHOLE
T	TELEPHONE PEDESTAL	F	LIGHT SINGLE
(T)	TELEPHONE MANHOLE		LIGHT DOUBLE

TELEPHONE MANHOLE E ELECTRIC BOX CABLE BOX □ LIGHT POLE FIBER OPTIC VAULT POWER POLE SPRINKLER HEAD CURB INLET STORM DRAINAGE MANHOLE -----OU ----- OVERHEAD UTILITY LINES ☐ YARD INLET ----- W ----- WATER LINE AIR CONDITIONER XXXX ADDRESS BOX ----- T ----- TELEPHONE LINE BOLLARD ---- G ---- GAS LINE FIRE CONNECTION ——— UE ——— UNDERGROUND ELECTRIC

—X———X— FENCE LINE

	OWNER	PIN	ZONING	USE
1	WALL, NEEDHAM A	1702654611	R-10	SINGLE FAMILY HOI
2	PEREZ, ANGELA RAE	1702654720	R-10	SINGLE FAMILY HOP
3	PEREIRA, SEAN M	1702654738	R-10	SINGLE FAMILY HOI
4	WINDSOR CREST PROPERTIES INC	1702654854	R-10	SINGLE FAMILY HOI
5	DUMONT, WILLIAM	1702654960	R-10	SINGLE FAMILY HOP
6	DUPREE, GARY LOUIS	1702654976	R-10	SINGLE FAMILY HON
7	MCGEE, ROY T III MCGEE, TAMMY B	1702664072	R-10	SINGLE FAMILY HOP
8	TERLIZZI, HILLARY A	1702664088	R-10	SINGLE FAMILY HOP
9	WATERS, LYNWOOD E WATERS, CAROLYN A	1702665104	R-10	SINGLE FAMILY HOP
10	WOODARD, THOMAS C WOODARD, PHYLLIS T	1702665220	R-10	SINGLE FAMILY HOP
11	BASKERVILLE, MATTHEW	1702665206	R-10	SINGLE FAMILY HOP
12	TESSENEAR, ELMER GEORGE TRUSTEE ELMER GEORGE TESSENEAR REVOCABLE LIVING TRUST THE	1702665322	R-10	SINGLE FAMILY HOP
13	COATES, GARY TRUSTEE	1702665358	R-10	SINGLE FAMILY HOP
14	SHANKS, ROBERT G SHANKS, MERI C	1702665444	R-10	SINGLE FAMILY HOI
15	HOLLIDAY, SARA M	1702665560	R-10	SINGLE FAMILY HOP
16	JONES, KYLE	1702665556	R-10	SINGLE FAMILY HOI
17	VASQUEZ-MICHEL, LUIS A ENG, STEPHANIE M	1702665653	R-10	SINGLE FAMILY HOP
18	RALEIGH RESTORATION GROUP LLC	1702665750	R-10	SINGLE FAMILY HON
19	WISE, JORDAN R	1702665758	R-10	SINGLE FAMILY HOP
20	OVERTON, ELIZABETH WHEELER OVERTON, VICTOR DALE	1702665875	R-10	SINGLE FAMILY HON
21	WATKINS, VIRGINIA B WATKINS, ANDREW P	1702665951	R-10	SINGLE FAMILY HOI
22	BALDWIN, LARA GILMORE TRUSTEE TRUSTEE OF STEPHANIE LYNN GILMORE THIRD PARTY SPEC	1702675042	R-10	SINGLE FAMILY HOI
23	LEE, RASHIM LATEFF	1702675049	R-10	SINGLE FAMILY HOI
24	YACOBUCCI, MICHAEL A	1702675135	R-10	SINGLE FAMILY HOI
25	WINDSOR CREST PROPERTIES INC	1702675221	R-10	SINGLE FAMILY HO
26	PJC & RWC INVESTMENTS, LLC	1702675217	R-10	SINGLE FAMILY HOP
27	OHAGAN LLC	1702675307	R-10	FOUR FAMILY UNITS
28	SMITH, VANESSA A	1702674576	R-10	SINGLE FAMILY HO
29	HAYWOOD FUNERAL HOME INC	1702672837	IX-3-PL	FUNERAL HOME
30	SOVRAN ACQUISITION LP	1702682182	IX-3-PL	BUSINESS
31	EVERGREEN PACKAGING INC	1702687425	IX-3-PL	INDUSTRIAL PLANT
32	PBV 2201 SOUTH WILMINGTON STREET LP	1702689947	IV_3_DI	DISTRIBUTION PLAN

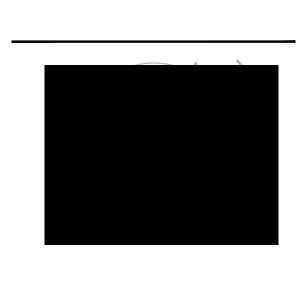


The John R. McAdams Company, Inc. One Glenwood Avenue Suite 201 Raleigh, NC 27603 phone 919. 823. 4300 fax 919. 361. 2269 license number: C-0293, C-187

CLIENT

MAPLE MULTI-FAMILY LAND SE, L.P. 4509 CREEDMOOR RD, SUITE 308 RALEIGH, NC 27612 PHONE: 404.798.7927

www.mcadamsco.com



REVISIONS

NO. DATE 1 06.01.2022 REVISED PER COR 1ST REVIEW COMMENTS
2 10.04.2022 REVISED PER COR 2ND REVIEW COMMENTS
3 11.30.2022 REVISED PER COR 3RD REVIEW COMMENTS
4 01.06.2023 REVISED PER COR 4TH REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO. 2021110380 FILENAME 2021110380-ASR-XC1 CHECKED BY DB DRAWN BY JJ

SHEET

OVERALL EXISTING CONDITIONS





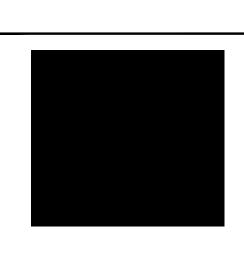
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REVISIONS

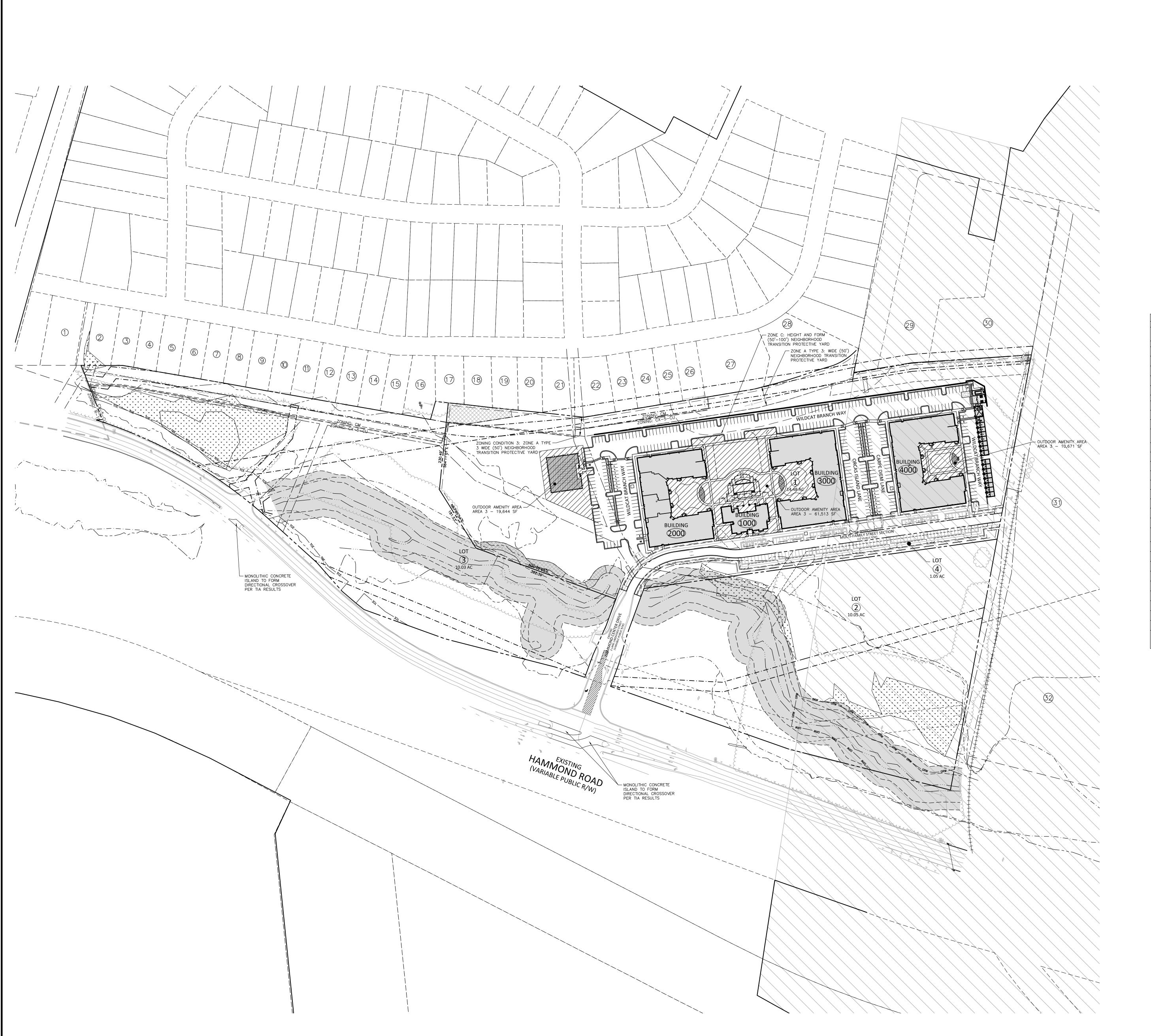
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10.04.2022 REVISED PER COR 2ND REVIEW COMMENTS
11.30.2022 REVISED PER COR 3RD REVIEW COMMENTS
01.06.2023 REVISED PER COR 4TH REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO. 2021110380 2021110380-ASR-XC1 CHECKED BY DB DRAWN BY 01. 14. 2022

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SHEET **EXISTING CONDITIONS**



SITE LEGEND

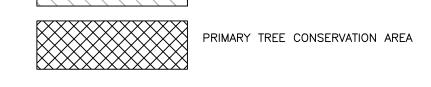
-	SIGNAGE
7	YARD LIGHTS
*	LIGHT POLE
D	POWER POLE

TRAFFIC DIRECTIONAL ARROW ACCESSIBLE PARKING STALL VAN ACCESSIBLE PARKING STALL

PARKING SPACE COUNT ACCESSIBLE RAMPS

CENTERLINE

OUTDOOR AMENITY AREA SHOD-2 OVERLAY DISTRICT



HEAVY DUTY ASPHALT PAVEMENT

	PROPERTY OV	WNFR TARIF		
	OWNER	PIN	ZONING	USE
1	WALL, NEEDHAM A	1702654611	R-10	SINGLE FAMILY HOME
2	PEREZ, ANGELA RAE	1702654720	R-10	SINGLE FAMILY HOME
3	PEREIRA, SEAN M	1702654738	R-10	SINGLE FAMILY HOME
4	WINDSOR CREST PROPERTIES INC	1702654854	R-10	SINGLE FAMILY HOME
5	DUMONT, WILLIAM	1702654960	R-10	SINGLE FAMILY HOME
6	DUPREE, GARY LOUIS	1702654976	R-10	SINGLE FAMILY HOME
7	MCGEE, ROY T III MCGEE, TAMMY B	1702664072	R-10	SINGLE FAMILY HOME
8	TERLIZZI, HILLARY A	1702664088	R-10	SINGLE FAMILY HOME
9	WATERS, LYNWOOD E WATERS, CAROLYN A	1702665104	R-10	SINGLE FAMILY HOME
10	WOODARD, THOMAS C WOODARD, PHYLLIS T	1702665220	R-10	SINGLE FAMILY HOME
11	BASKERVILLE, MATTHEW	1702665206	R-10	SINGLE FAMILY HOME
12	TESSENEAR, ELMER GEORGE TRUSTEE ELMER GEORGE TESSENEAR REVOCABLE LIVING TRUST THE	1702665322	R-10	SINGLE FAMILY HOME
13	COATES, GARY TRUSTEE	1702665358	R-10	SINGLE FAMILY HOME
14	SHANKS, ROBERT G SHANKS, MERI C	1702665444	R-10	SINGLE FAMILY HOME
15	HOLLIDAY, SARA M	1702665560	R-10	SINGLE FAMILY HOME
16	JONES, KYLE	1702665556	R-10	SINGLE FAMILY HOME
17	VASQUEZ-MICHEL, LUIS A ENG, STEPHANIE M	1702665653	R-10	SINGLE FAMILY HOME
18	RALEIGH RESTORATION GROUP LLC	1702665750	R-10	SINGLE FAMILY HOME
19	WISE, JORDAN R	1702665758	R-10	SINGLE FAMILY HOME
20	OVERTON, ELIZABETH WHEELER OVERTON, VICTOR DALE	1702665875	R-10	SINGLE FAMILY HOME
21	WATKINS, VIRGINIA B WATKINS, ANDREW P	1702665951	R-10	SINGLE FAMILY HOME
22	BALDWIN, LARA GILMORE TRUSTEE TRUSTEE OF STEPHANIE LYNN GILMORE THIRD PARTY SPEC	1702675042	R-10	SINGLE FAMILY HOME
23	LEE, RASHIM LATEFF	1702675049	R-10	SINGLE FAMILY HOME
24	YACOBUCCI, MICHAEL A	1702675135	R-10	SINGLE FAMILY HOME
25	WINDSOR CREST PROPERTIES INC	1702675221	R-10	SINGLE FAMILY HOME
26	PJC & RWC INVESTMENTS, LLC	1702675217	R-10	SINGLE FAMILY HOME
27	OHAGAN LLC	1702675307	R-10	FOUR FAMILY UNITS
28	SMITH, VANESSA A	1702674576	R-10	SINGLE FAMILY HOME
29	HAYWOOD FUNERAL HOME INC	1702672837	IX-3-PL	FUNERAL HOME
30	SOVRAN ACQUISITION LP	1702682182	IX-3-PL	BUSINESS
31	EVERGREEN PACKAGING INC	1702687425	IX-3-PL	INDUSTRIAL PLANT
32	PBV 2201 SOUTH WILMINGTON STREET LP PENNYBACKER CAPITAL	1702689947	IX-3-PL	DISTRIBUTION PLANT



The John R. McAdams Company, Inc. One Glenwood Avenue Suite 201 Raleigh, NC 27603

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REVISIONS

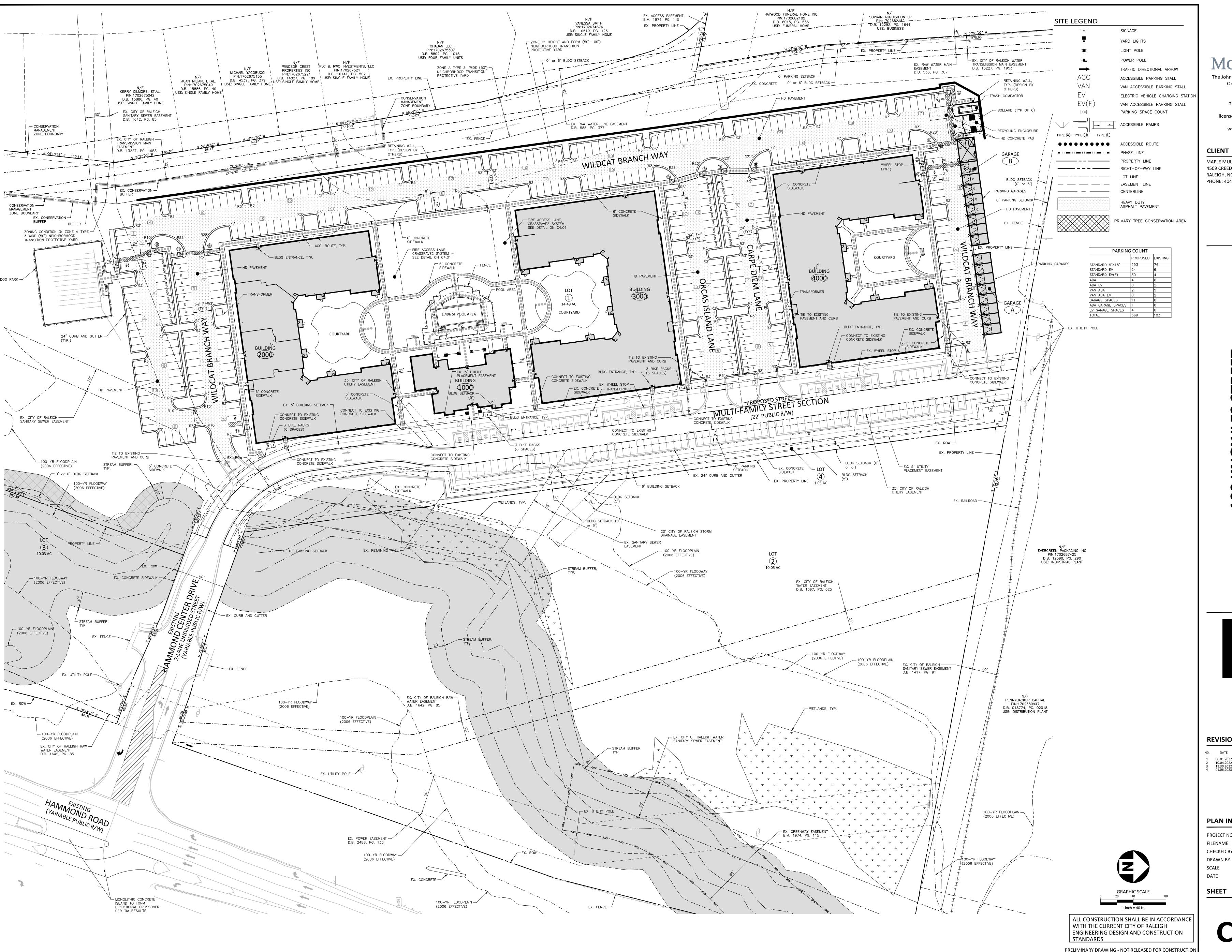
1 06.01.2022 REVISED PER COR 1ST REVIEW COMMENTS 2 10.04.2022 REVISED PER COR 2ND REVIEW COMMENTS 3 11.30.2022 REVISED PER COR 3RD REVIEW COMMENTS 4 01.06.2023 REVISED PER COR 4TH REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO. 2021110380

SHEET

OVERALL SITE PLAN



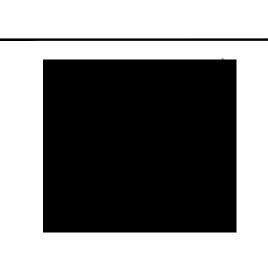


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REVISIONS

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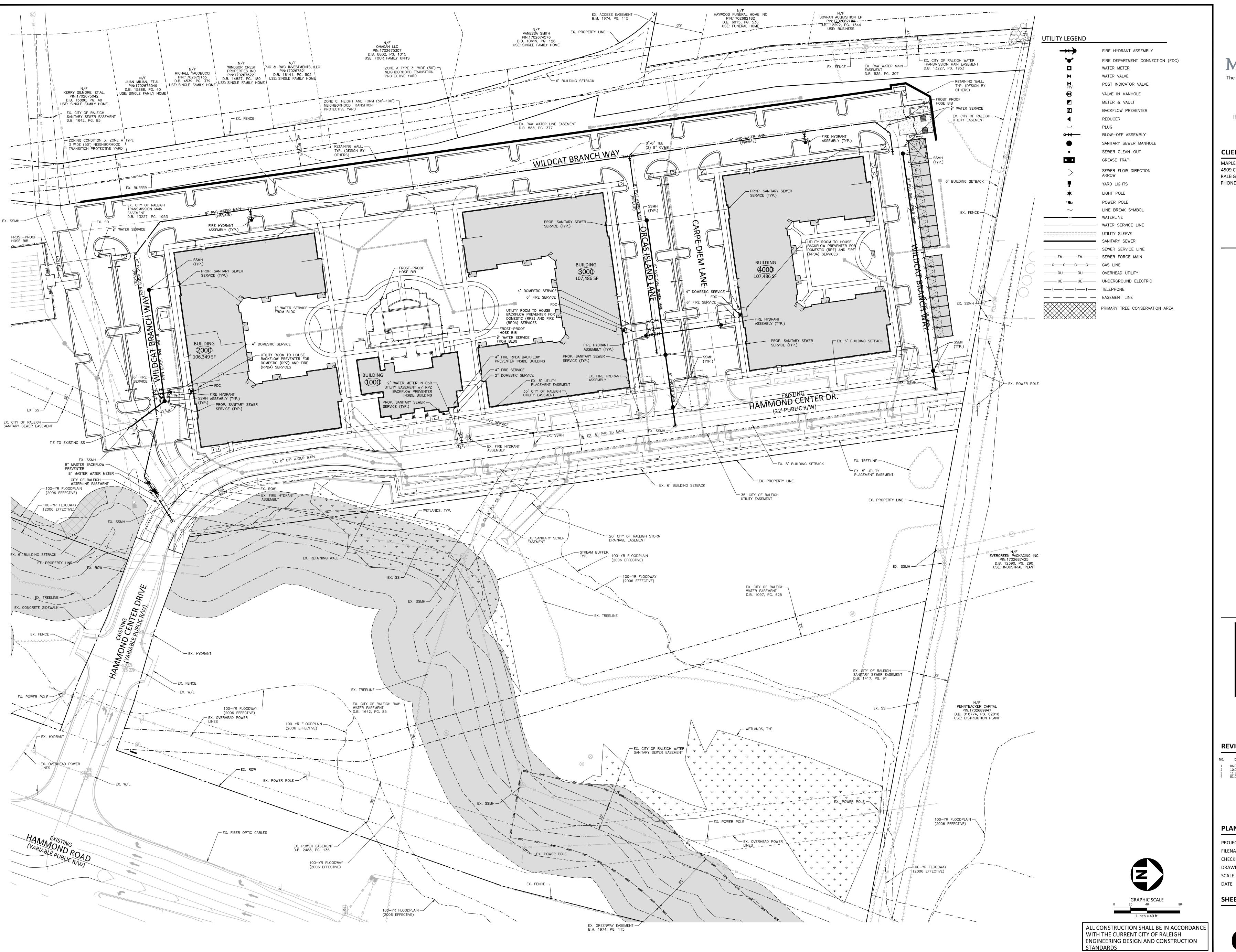
PLAN INFORMATION

PROJECT NO. 2021110380 2021110380-ASR-S1 FILENAME CHECKED BY DRAWN BY SCALE 1"=40'

SHEET

SITE PLAN

01. 14. 2022



The John R. McAdams Company, Inc One Glenwood Avenue Suite 201

> phone 919. 823. 4300 fax 919. 361. 2269 license number: C-0293, C-187

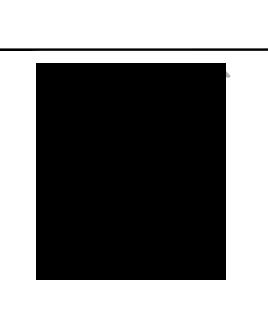
Raleigh, NC 27603

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MAPLE MULTI-FAMILY LAND SE, L.P. 4509 CREEDMOOR RD, SUITE 308 RALEIGH, NC 27612

PHONE: 404.798.7927



REVISIONS

06.01.2022 REVISED PER COR 1ST REVIEW COMMENTS 10.04.2022 REVISED PER COR 2ND REVIEW COMMENTS
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01.06.2023 REVISED PER COR 4TH REVIEW COMMENTS

PLAN INFORMATION

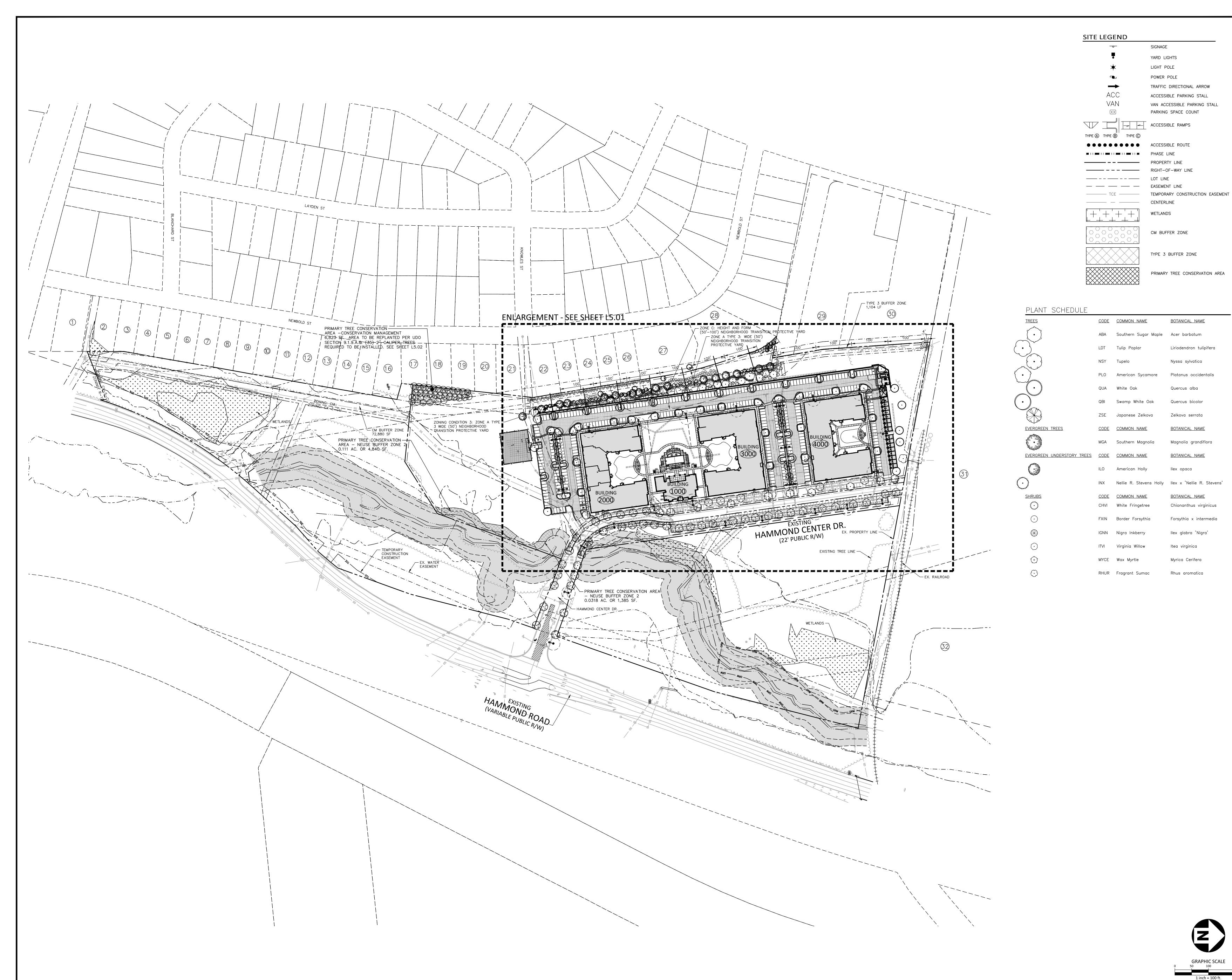
PROJECT NO. 2021110380 2021110380-ASR-U1 CHECKED BY DB DRAWN BY SCALE

SHEET

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

UTILITY PLAN

01. 14. 2022



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> phone 919. 823. 4300 fax 919. 361. 2269

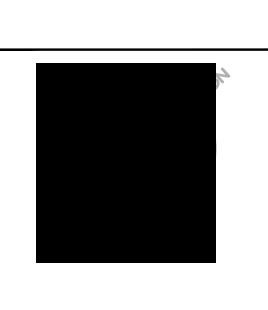
license number: C-0293, C-187

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REVISIONS

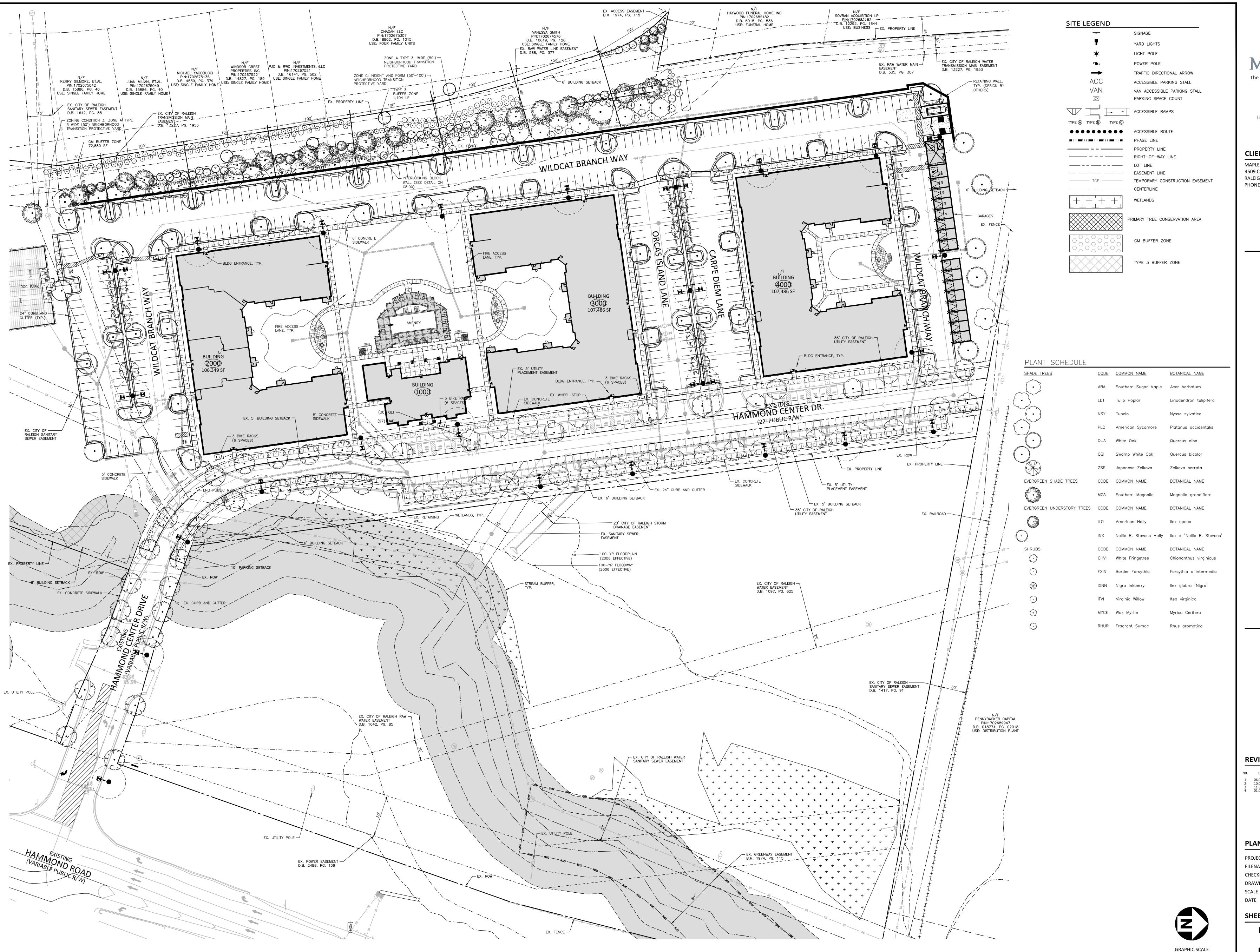
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PLAN INFORMATION

PROJECT NO. 2021110380

SHEET

OVERALL LANDSCAPE PLAN



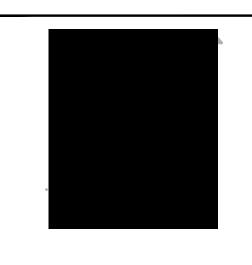


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00 □

REVISIONS

NO. DATE 06.01.2022 REVISED PER COR 1ST REVIEW COMMENTS 10.04.2022 REVISED PER COR 2ND REVIEW COMMENTS
11.30.2022 REVISED PER COR 3RD REVIEW COMMENTS
01.06.2023 REVISED PER COR 4TH REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO. 2021110380 2021110380-ASR-LS1 DRAWN BY

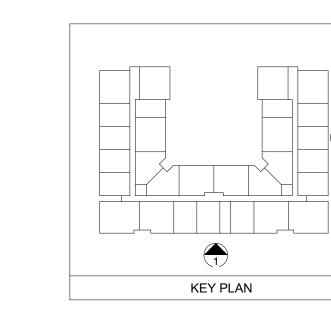
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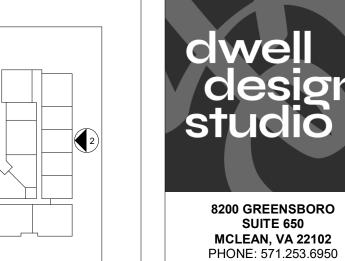
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

LANDSCAPE PLAN

01. 14. 2022

BLDG AVERAGE GRADES			
	HIGH	LOW	AVERAGE
BLDG 1000	251.50	251.15	251.33
BLDG 2000	250.00	249.50	249.75
BLDG 3000	251.50	251.25	251.38
BLDG 4000	253.50	253.25	253.38
GARAGE A	255.00	254.00	254.50
GARAGE B	254.50	254.10	254.30





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STREE_

100 KNOWLE

A DEVELOPMENT FOR: MAPLE

MULTIFAMILY SE

ISSUE

DATE

DESCRIPTION

01/07/2022

ASR SUBMISSION

02/09/2022

SD SUBMISSION

03/04/2022

REVISED SD SUBMISSION

03/16/2022

UPDATED SD SET

05/13/2022

DD SUBMISSION

06/24/2022

06/24/2022

07/14/2022

DA ASR COMMENT'S RESPONSE

08/12/2022

08/12/2022

08/9 CD SUBMISSION

10/14/2022

GMP SUBMISSION

11/14/2022

11/14/2022

11/14/2022

11/14/2022

11/14/2022

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11/14/2022

REVISION DATE





SOUTH ELEVATION - BLDG 2000 1 1/8" = 1'-0"

A4-01

DRAWN BY CHECKED BY

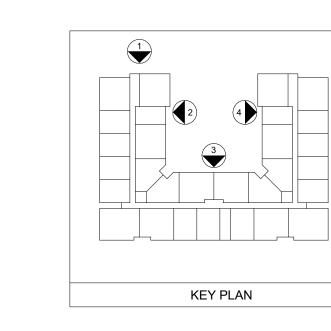
BUILDING

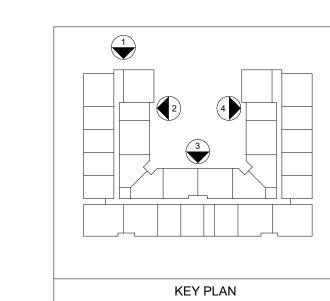
ELEVATION

GMP SUBMISSION

JOB NUMBER: 2103423

SHEET NAME:

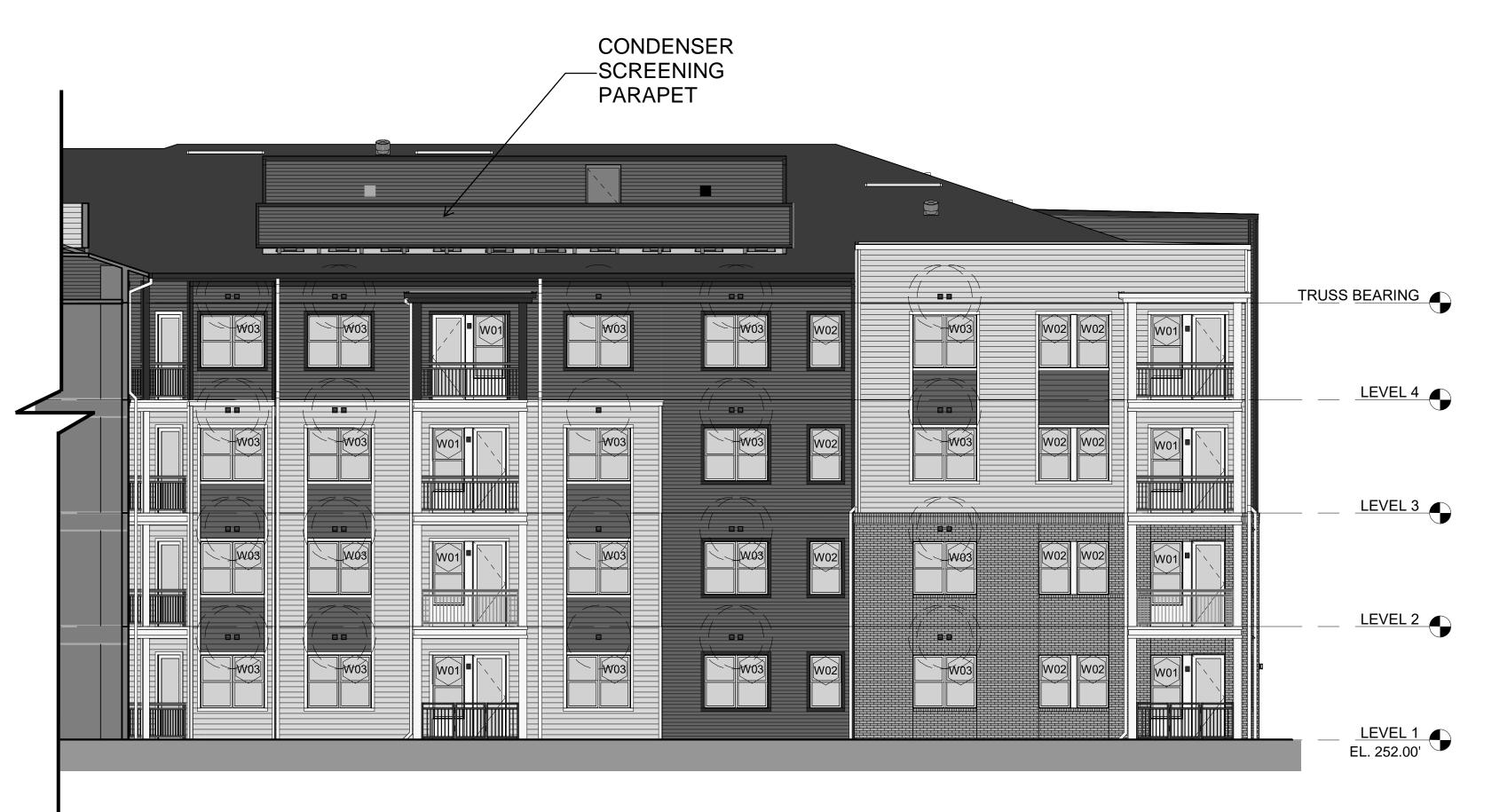






4 COURTYARD WEST ELEVATION - BLDG 2000

1/8" = 1'-0"



COURTYARD EAST ELEVATION - BLDG 2000 2 1/8" = 1'-0"



COURTYARD NORTH ELEVATION - BLDG 2000 **1/8" = 1'-0"**



(EAST WING SIMILAR)- BLDG 2000 1/8" = 1'-0"

JOB NUMBER: 2103423 DRAWN BY CHECKED BY

A4-02

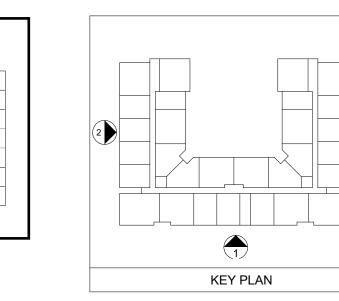
STREET 100 KNOWLE A DEVELOPMENT FOR: MAPLE **MULTIFAMILY SE**

8200 GREENSBORO SUITE 650 **MCLEAN, VA 22102** PHONE: 571.253.6950 dwelldesignstudio.com

REVISION

SHEET NAME: BUILDING **ELEVATION GMP SUBMISSION**

D.	BLDG AVERAGE GRADES			
	HIGH	LOW	AVERAGI	
BLDG 1000	251.50	251.15	251.33	
BLDG 2000	250.00	249.50	249.75	
BLDG 3000	251.50	251.25	251.38	
BLDG 4000	253.50	253.25	253.38	
GARAGE A	255.00	254.00	254.50	
GARAGE B	254.50	254.10	254.30	



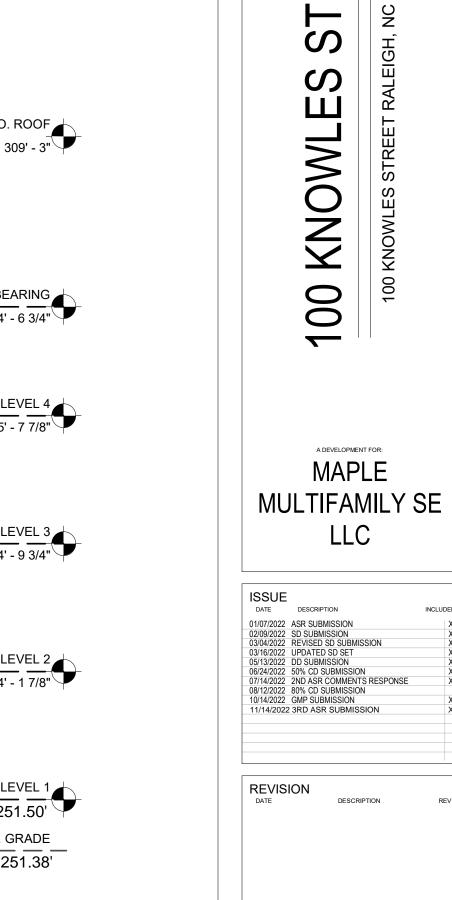


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STREE_

100 KNOWLE

A DEVELOPMENT FOR: MAPLE



SHEET NAME: BUILDING **ELEVATION**

GMP SUBMISSION

JOB NUMBER: 2103423 DRAWN BY CHECKED BY

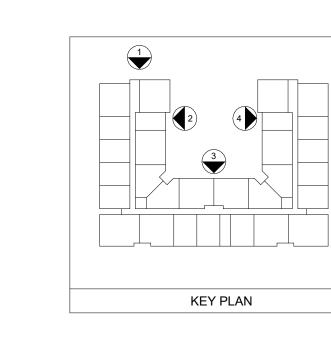
NORTH ELEVATION - BLDG 3000

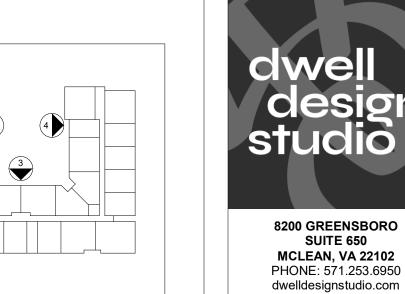
1 NORTHE 1/8" = 1'-0"

A4-05









STREE_ 100 KNOWLE

A DEVELOPMENT FOR: MAPLE **MULTIFAMILY SE**

REVISION

SHEET NAME: BUILDING **ELEVATION**

GMP SUBMISSION

JOB NUMBER: 2103423 DRAWN BY CHECKED BY

A4-04

CONDENSER -SCREENING PARAPET

> COURTYARD EAST ELEVATION - BLDG 3000 / 1/8" = 1'-0"



CONDENSER -SCREENING

PARAPET

2 1/8" = 1'-0"

(WEST WING SIMILAR) - BLDG 3000

1/8" = 1'-0"

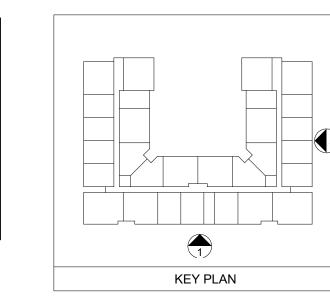


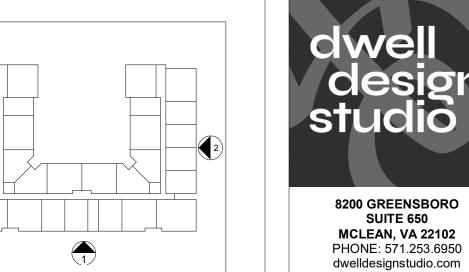
COURTYARD SOUTH ELEVATION - BLDG 3000



1/8" = 1'-0"

BLDG AVERAGE GRADES				
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BLDG 1000	251.50	251.15	251.33	
BLDG 2000	250.00	249.50	249.75	
BLDG 3000	251.50	251.25	251.38	
BLDG 4000	253.50	253.25	253.38	
GARAGE A	255.00	254.00	254.50	
GARAGE B	254.50	254.10	254.30	









SOUTH ELEVATION - BLDG 4000 1 1/8" = 1'-0"

8200 GREENSBORO SUITE 650

STREE_ 100 KNOWLE

A DEVELOPMENT FOR: MAPLE **MULTIFAMILY SE**

ISSUE

DATE

DESCRIPTION

01/07/2022

ASR SUBMISSION

02/09/2022

SD SUBMISSION

03/04/2022

REVISED SD SUBMISSION

03/16/2022

UPDATED SD SET

05/13/2022

DD SUBMISSION

06/24/2022

06/24/2022

07/14/2022

DA ASR COMMENT'S RESPONSE

08/12/2022

08/12/2022

08/9 CD SUBMISSION

10/14/2022

GMP SUBMISSION

11/14/2022

11/14/2022

11/14/2022

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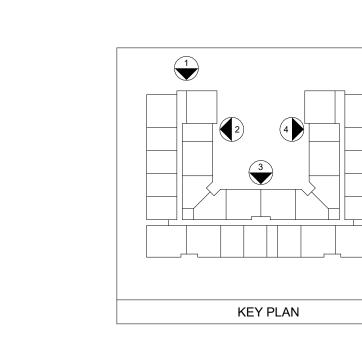
REVISION

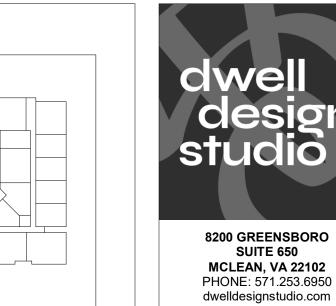
SHEET NAME: BUILDING **ELEVATION**

GMP SUBMISSION JOB NUMBER: 2103423

A4-03

DRAWN BY CHECKED BY





STREE

100 KNOWLE

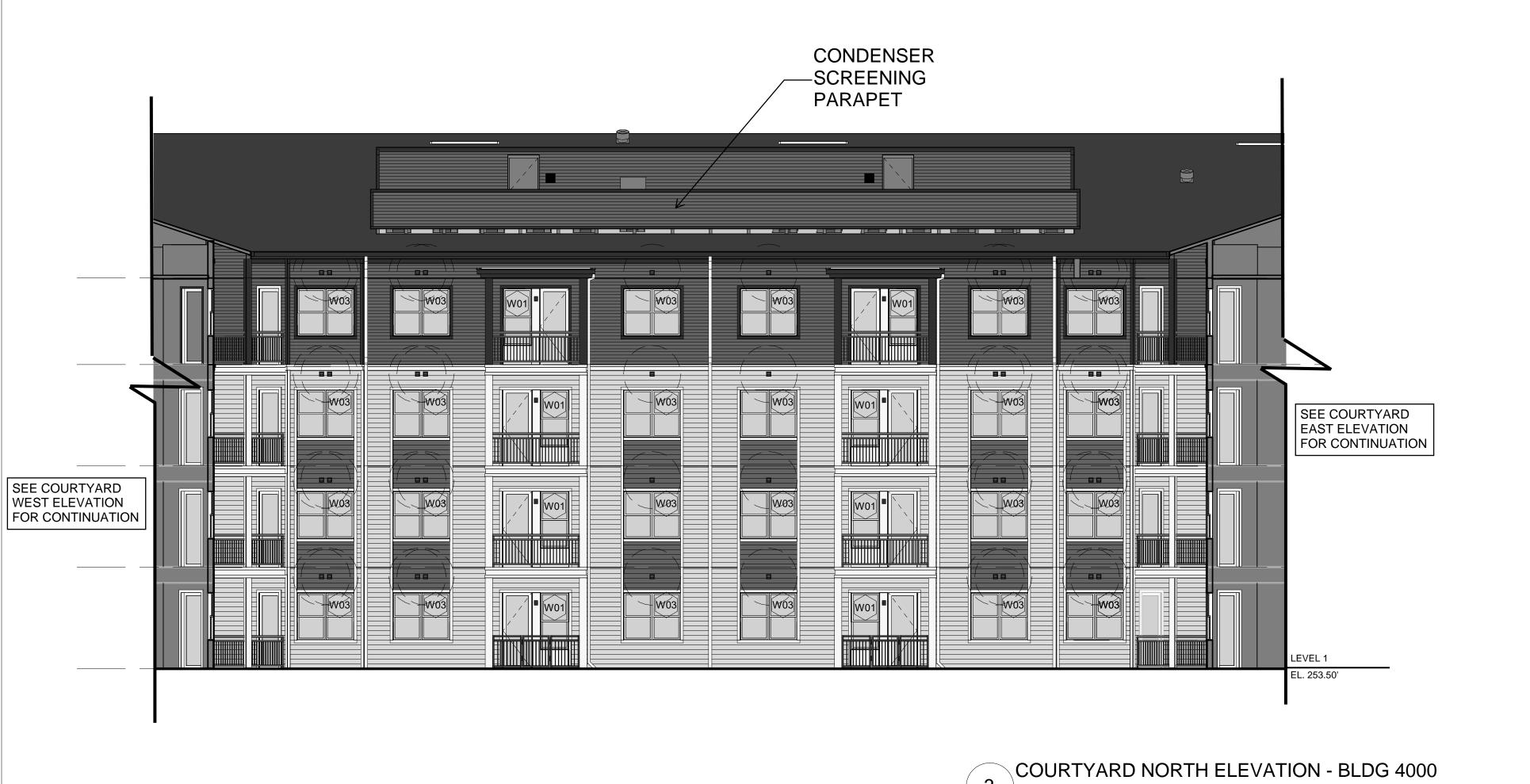
A DEVELOPMENT FOR: MAPLE

MULTIFAMILY SE

REVISION



COURTYARD EAST ELEVATION - BLDG 4000 2 1/8" = 1'-0"



/ 1/8" = 1'-0"

1/8" = 1'-0"

TRUSS BEARING SEE COURTYARD NORTH ELEVATION FOR CONTINUATION LEVEL 4 LEVEL 3 LEVEL 2 LEVEL 1 EL. 253.50'

1/8" = 1'-0"

JOB NUMBER: 2103423 DRAWN BY CHECKED BY

SHEET NAME:

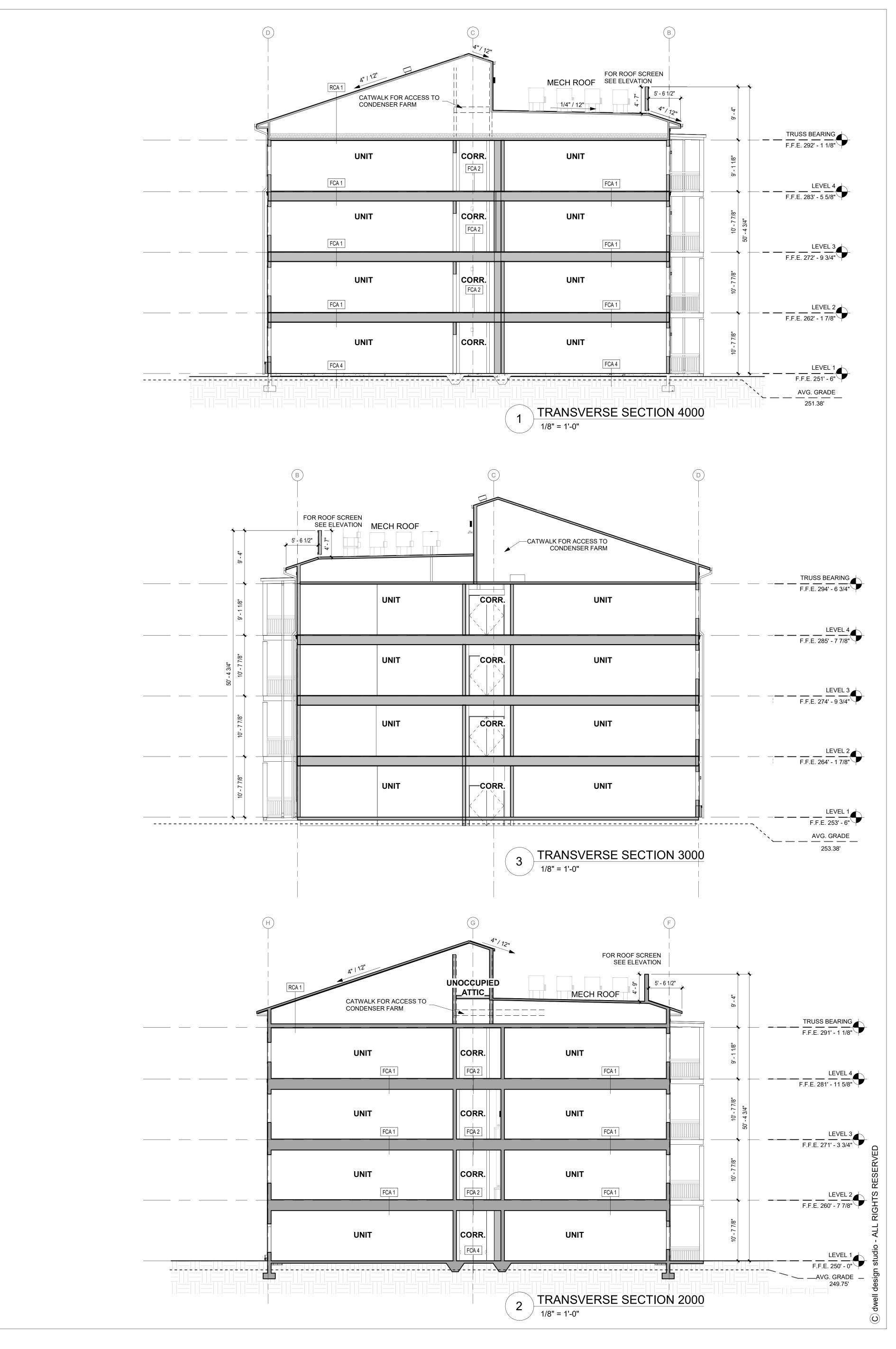
A4-06

BUILDING

ELEVATION

GMP SUBMISSION

NORTH ELEVATION (WEST WING) (EAST WING SIMILAR) - BLDG 4000





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STREET
GH, NC 27603

100 KNOWLES STREET RALEIGH, NC 2760

MAPLE
MULTIFAMILY SE
LLC

REVISION
DATE DESCRIPTION

SEAL:

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FALLES AS NOTED ON THIS DRAWING ARE VALID ON THE ORIGINAL PRAWING ONLY, THE DIMENSIONS OF WHICH ARE 30 x 42 INCHES.

BUILDING

SECTIONS

SECTIONS

SECTIONS

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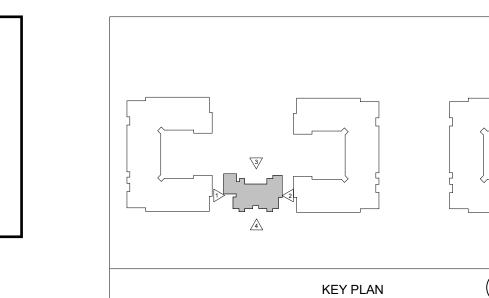
GMP SUBMISSION

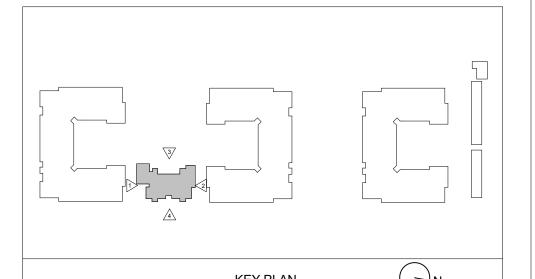
JOB NUMBER: 2103423

DRAWN BY CHECKED BY
Author Checker

A5.01

BLDG AVERAGE GRADES				
	HIGH	LOW	AVERAGE	
BLDG 1000	251.50	251.15	251.33	
BLDG 2000	250.00	249.50	249.75	
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GARAGE A	255.00	254.00	254.50	
GARAGE B	254.50	254.10	254.30	





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TREE

100 KNOWLE

A DEVELOPMENT FOR: MAPLE

MULTIFAMILY SE

ISSUE

DATE

DESCRIPTION

01/07/2022 ASR SUBMISSION
02/09/2022 SD SUBMISSION
03/04/2022 REVISED SD SUBMISSION
03/16/2022 UPDATED SD SET
05/13/2022 DD SUBMISSION
06/24/2022 50% CD SUBMISSION
07/14/2022 2ND ASR COMMENTS RESPONSE
08/12/2022 80% CD SUBMISSION
10/14/2022 GMP SUBMISSION

DESCRIPTION

REVISION

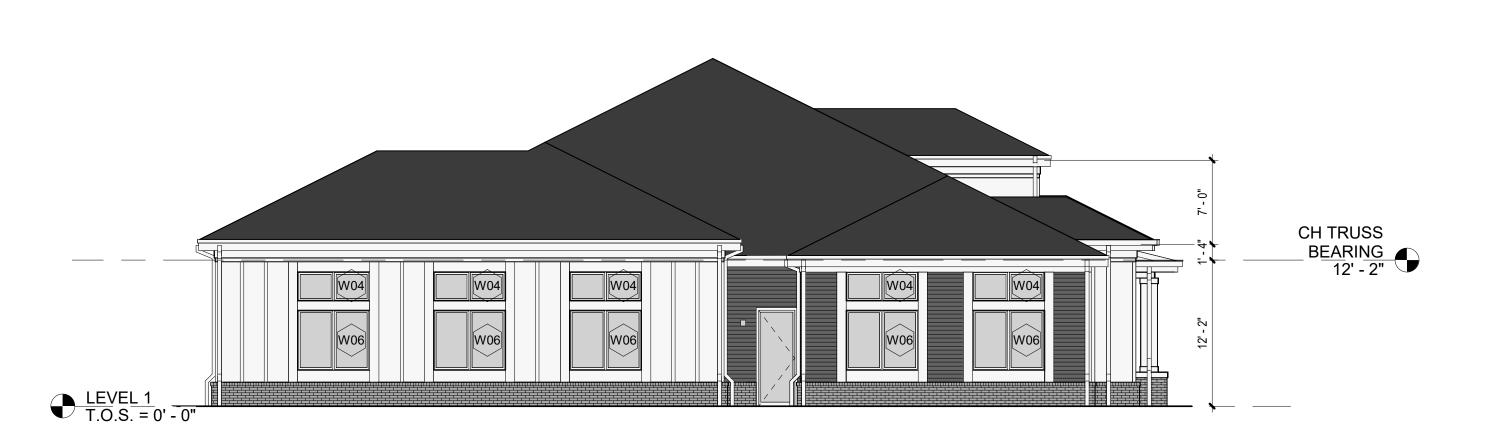


CH TRUSS

BEARING
12' - 2" T.O.S. = 0' - 0"

2 CLUBHOUSE NORTH ELEVATION
1/8" = 1'-0" BLDG 1000





1 CLUBHOUSE SOUTH ELEVATION
1/8" = 1'-0" BLDG 1000

CLUB HOUSE ELEVATION GMP SUBMISSION JOB NUMBER: 2103423

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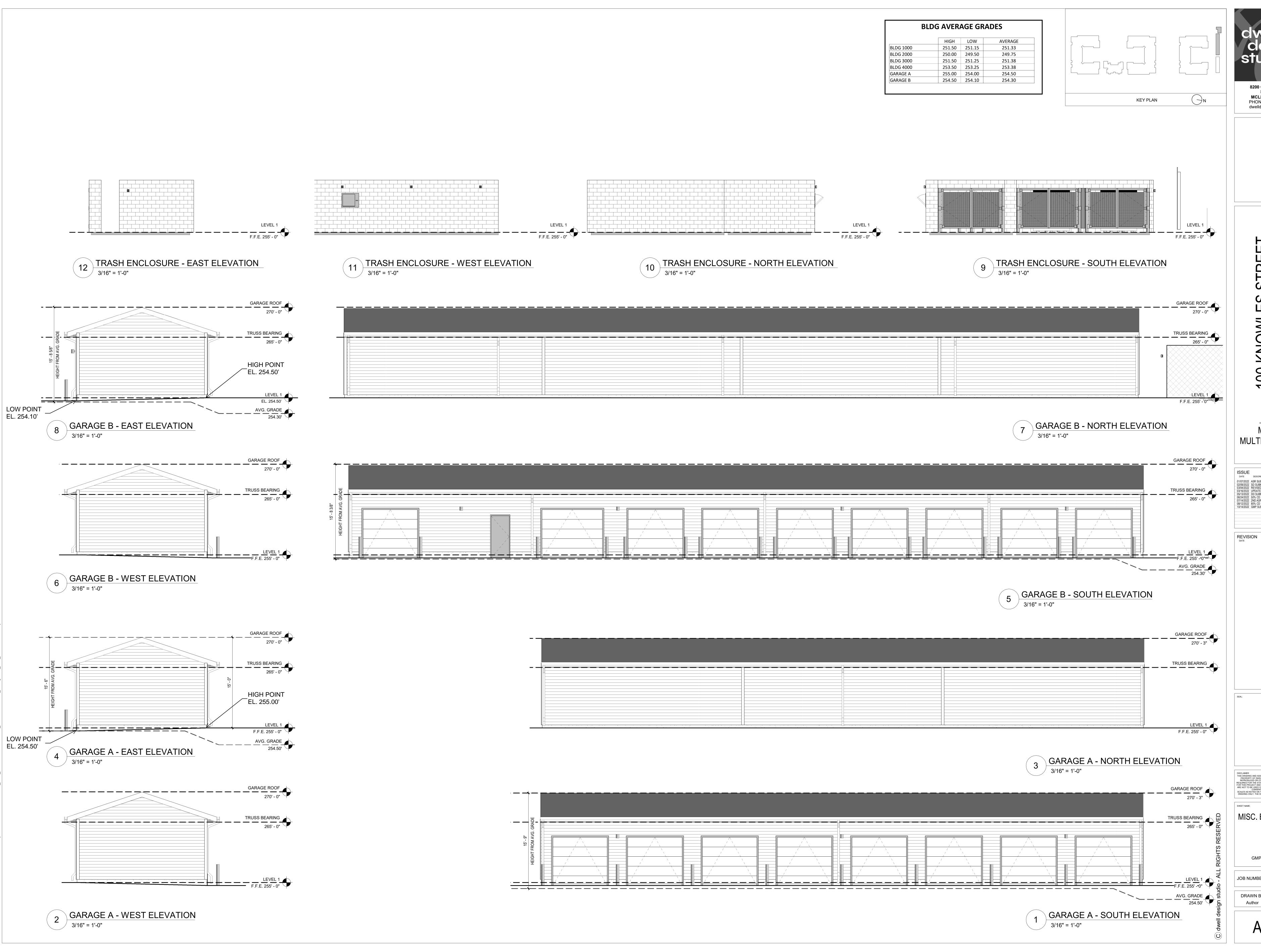
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3 CLUBHOUSE WEST ELEVATION
1/8" = 1'-0"
BLDG 1000

CLUBHOUSE EAST ELEVATION

1/8" = 1'-0"

BLDG 1000



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> 8200 GREENSBORO SUITE 650 MCLEAN, VA 22102 PHONE: 571.253.6950 dwelldesignstudio.com

> > SSTREET
> >
> > EIGH, NC 27603

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