

Administrative Site Review Application

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



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

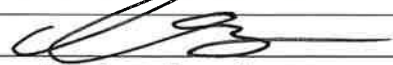
Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan ☐ Tier Three Site Plan ☒	
Building Type	Site Transaction History
☐ Detached	☐ General
☐ Attached	☒ Mixed use
☐ Apartment	☐ Open lot
☐ Townhouse	☐ Civic
Subdivision case #: SUB-0026-2022	
Scoping/sketch plan case #: _____	
Certificate of Appropriateness #: _____	
Board of Adjustment #: _____	
Zoning Case #: Z60-20	
Administrative Alternate #: _____	
GENERAL INFORMATION	
Development name: Hammell Drive Mixed Use - Phase 1	
Inside City limits? Yes ☒ No ☐	
Property address(es): 1201 & 1209 Lake Wheeler Rd, 1008 Hammell Drive	
Site P.I.N.(s): 1703346438, 1703344393, 1703347251	
Please describe the scope of work. Include any additions, expansions, and change of use. Construction for two mix-use buildings (residential and retail) with structured parking.	
Current Property Owner/Developer Contact Name: Bryane Kane NOTE: please attach purchase agreement when submitting this form.	
Company: Dix 3 Owner LLC & Dix 4 Owner LLC Title: Bryane Kane	
Address: 4242 Six Forks Rd Ste 820, Raleigh, NC 27609	
Phone #: 919.749.7139	Email: bmk@slicap.com
Applicant Name: David Boyette, PE	
Company: McAdams	Address: One Glenwood Ave, Suite 201 Raleigh 27603
Phone #: 919.244.9528	Email: boyette@mcadamsco.com

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-20-UL-CU	Existing gross floor area (not to be demolished): 0 sf
	Existing gross floor area to be demolished: 0 sf
Gross site acreage: 3.50 ac	New gross floor area: 1,058,672 sf
# of parking spaces required: 0 required	Total sf gross (to remain and new): 1,058,672 sf
# of parking spaces proposed: 947	Proposed # of buildings: 2
Overlay District (if applicable): n/a	Proposed # of stories for each: 20 stories for both bldgs
Existing use (UDO 6.1.4): vacant	
Proposed use (UDO 6.1.4): Mixed-use	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 2.42 Square Feet: 105,338
Is this a flood hazard area? Yes ☐ No ☒	
If yes, please provide: n/a	
Alluvial soils: n/a	
Flood study: n/a	
FEMA Map Panel #: 3720170200J	
Neuse River Buffer Yes ☐ No ☒	Wetlands Yes ☐ No ☒

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 670	Total # of hotel units: 0
# of bedroom units: 1br 467 2br 188 3br 15 4br or more 0	
# of lots: 2	Is your project a cottage court? Yes ☐ No ☒

SIGNATURE BLOCK	
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance. I, <u>David M Boyette, PE</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application. I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: 	Date: 05.19.2022
Printed Name: David M Boyette, PE	

HAMMELL DRIVE MIXED-USE

ADMINISTRATIVE SITE REVIEW

1008 HAMMELL DRIVE
RALEIGH, NORTH CAROLINA 27603
PROJECT NUMBER: MRE-21001
PROJECT CASE #: ASR-0045-2022

DATE: MAY 20, 2022
REVISED JULY 8, 2022
REVISED AUGUST 16, 2022

SITE DATA:	
SITE ADDRESS:	1201 & 1209 LAKE WHEELER ROAD; 1008 HAMMELL DRIVE RALEIGH, NC, 27603
PIN (& DEEDED ACREAGE):	1703344393 (1.01 AC), 1703346438 (0.67 AC), 1703347251 (1.82 AC)
TOTAL AREA:	3.50 AC.
ZONING:	CX-20-UL-CU: COMMERCIAL MIXED USE (Z-060-20)
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY LIVING, RETAIL/RESTAURANT, STRUCTURED PARKING
RIVER BASIN:	NEUSE
WATERSHED:	WALNUT CREEK
AREA IN FLOODWAY/FLOODPLAIN:	0 AC.
FLOODPLAIN/FIRM PANEL:	3720170200J
PREVIOUS APPROVALS:	REZONING: Z-60-20 RECOMBINATION PLAT: RCMP-0032-2022
TOTAL EXISTING LOTS:	2
TOTAL PROPOSED LOTS:	2
IMPERVIOUS SURFACE:	EXISTING IMPERVIOUS SURFACE TO REMAIN: 0 SF / 0.00 AC PROPOSED IMPERVIOUS SURFACE TO BE ADDED: 105,338 SF / 2.42 AC NET IMPERVIOUS SURFACE CHANGE: 105,338 SF / 2.42 AC
VEHICULAR PARKING SUMMARY:	MAXIMUM PARKING - SEE BLDG/PARKING SUMMARY TABLE BLDG A - MAXIMUM ALLOWED = 732 SPACES BLDG B - MAXIMUM ALLOWED = 552 SPACES PROVIDED PARKING BLDG A - TOTAL PROVIDED = 541 SPACES BLDG B - TOTAL PROVIDED = 424 SPACES
ACCESSIBLE PARKING SUMMARY:	REQUIRED PARKING BLDG A - TOTAL PARKING @ 545 SPACES = 541 * 0.02 = 11 TOTAL (2 VAN) BLDG B - TOTAL PARKING @ 424 SPACES = 9 TOTAL (2 VAN) PROVIDED PARKING BLDG A - 22 TOTAL (4 VAN) BLDG B - 11 TOTAL (3 VAN)
BICYCLE PARKING SUMMARY:	REQUIRED BIKE PARKING BLDG A SHORT-TERM: 394 UNITS @ 1 SP/20 UNITS = 20 SPACES 4,469 SF RESTAURANT @ 1 SP/50,000 SF (MIN. 4) = 4 SPACES TOTAL SHORT-TERM BLDG A = 24 SPACES LONG-TERM: 522 BEDS @ 1 SP/7 BEDS = 75 SPACES 4,469 SF RESTAURANT @ 1 SP/25,000 SF (MIN. 4) = 4 SPACES TOTAL SHORT-TERM BLDG A = 79 SPACES BLDG B SHORT-TERM: 285 UNITS @ 1 SP/20 UNITS = 14 SPACES 5,962 SF RESTAURANT @ 1 SP/50,000 SF (MIN. 4) = 4 SPACES TOTAL SHORT-TERM BLDG B = 18 SPACES LONG-TERM: 370 BEDS @ 1 SP/7 BEDS = 53 SPACES 5,962 SF RESTAURANT @ 1 SP/25,000 SF (MIN. 4) = 4 SPACES TOTAL SHORT-TERM BLDG B = 57 SPACES PROVIDED BIKE PARKING BLDG A SHORT-TERM = 24 SPACES BLDG B SHORT-TERM = 18 SPACES LONG-TERM = 80 SPACES LONG-TERM = 72 SPACES
OUTDOOR AMENITY AREA	SEE SHEET C2.00 FOR OUTDOOR AMENITY AREA CALCULATIONS
BUILD-TO REQUIREMENTS * - UL FRONTAGE	PRIMARY STREET BUILD-TO (MIN/MAX) 0'/20' BLDG. WIDTH IN PRIMARY BUILD-TO (MIN) 50% SIDE STREET BUILD-TO (MIN/MAX) 0'/20' BLDG. WIDTH IN SIDE BUILD-TO (MIN) 25%
PROPOSED BUILD-TO *FOR BLDG A: LAKE WHEELER IS PRIMARY, HAMMELL AND CURFMAN ARE SIDE STREETS FOR BLDG B: HAMMELL IS PRIMARY, CURFMAN IS A SIDE STREET	BLDG A REQUIRED FOR LAKE WHEELER 186.5 LF OF 373 LF OF FRONTAGE (50%, 0'-20') PROVIDED FOR LAKE WHEELER 346.7 LF REQUIRED FOR HAMMELL 49.7 LF OF 198.8 LF OF FRONTAGE (25%, 0'-20') PROVIDED FOR HAMMELL 144.1 LF REQUIRED FOR CURFMAN 48.3 LF OF 193.2 LF OF FRONTAGE (25%, 0'-20') PROVIDED FOR CURFMAN 90.7 LF BLDG B REQUIRED FOR HAMMELL 129.7 LF OF 259.3 LF OF FRONTAGE (50%, 0'-20') PROVIDED FOR HAMMELL 247.6 LF REQUIRED FOR CURFMAN 46.6 LF OF 186.4 LF OF FRONTAGE (25%, 0'-20') PROVIDED FOR CURFMAN 69.2 LF
BUILDING/STRUCTURE SETBACKS:	FROM PRIMARY STREET (MIN): 0' PER UDO SEC. 3.4.7 FROM SIDE STREET (MIN): 0' PER UDO SEC. 3.4.7 FROM SIDE LOT LINE (MIN): 0' OR 6' FROM REAR LOT LINE (MIN): 0' OR 6' FROM ALLEY (MIN): 5'
PARKING SETBACKS:	FROM PRIMARY STREET (MIN): 10' FROM SIDE STREET (MIN): 10' FROM SIDE LOT LINE (MIN): 0' OR 3' FROM REAR LOT LINE (MIN): 0' OR 3' FROM ALLEY (MIN): 5'

BUILDING / PARKING SUMMARY TABLE:

BLDG A - MAXIMUM PARKING CALCULATION			
	Quantity	Max. Allowed	Spaces
Studio/1-Bed (units)	272	1.5 sp/unit	408
2-Bed (units)	116	2.25 sp/unit	261
3-Bed (units)	6	3 sp/unit	18
Resturant (sf)	4,469	100 sp/sf	45
TOTAL ALLOWED			732

BLDG B - MAXIMUM PARKING CALCULATION			
	Quantity	Max. Allowed	Spaces
Studio/1-Bed (units)	203	1.5 sp/unit	305
2-Bed (units)	79	2.25 sp/unit	178
3-Bed (units)	3	3 sp/unit	9
Resturant (sf)	5,962	100 sp/sf	60
TOTAL ALLOWED			552

NOTES

- LIGHTING PLAN PROVIDED WITH PRELIMINARY SUBDIVISION SUBMITTAL: SUB-0026-2022.
- TREE CONSERVATION NOT REQUIRED. NO TREES MEETING THE REQUIREMENTS FOR CONSERVATION EXISTING ON THE SITE. SEE EXISTING CONDITIONS PLANS FOR EXISTING VEGETATION.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

SHEET INDEX

C0.00	PROJECT NOTES
C0.01	TRAFFIC / ROADWAY
C1.00	EXISTING CONDITIONS AREA "A"
C1.01	EXISTING CONDITIONS AREA "B"
C1.02	DEMOLITION PLAN AREA "A"
C1.03	DEMOLITION PLAN AREA "B"
C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN AREA "A"
C2.02	SITE PLAN AREA "B"
C3.00	GRADING PLAN AREA "A"
C3.01	GRADING PLAN AREA "B"
C3.02	SCM DETAILS
C3.03	SCM NOTES
C4.00	UTILITY PLAN AREA "A"
C4.01	UTILITY PLAN AREA "B"
C8.00	SITE DETAILS
C8.01	UTILITY DETAILS
C8.02	STORM DRAINAGE DETAILS

LANDSCAPE ARCHITECTURE SHEETS

LS1.1	LANDSCAPE PLAN AREA "A"
LS1.2	LANDSCAPE PLAN AREA "B"
LS1.3	LANDSCAPE PLAN AREA "C"

LIGHTING PLANS

SL01	SITE LIGHTING PHOTOMETRIC PLAN
SL02	SITE LIGHTING PHOTOMETRIC PLAN

BUILDING A ARCHITECTURAL SHEETS

SP-100	FIRST FLOOR SITE
SP-101	FIRST FLOOR
SP-102	SECOND FLOOR
SP-103	THIRD FLOOR
SP-107	SEVENTH FLOOR
SP-108	EIGHTH FLOOR
SP-109	TWENTIETH FLOOR
SP-110	ROOF
SP-201	SOUTHWEST ELEVATION
SP-202	NORTHWEST ELEVATION
SP-203	SOUTHEAST ELEVATION

BUILDING B ARCHITECTURAL SHEETS

ASR 1.1	BUILDING B - ROOF PLAN
ASR 1.2	BUILDING B - FLOOR PLAN USE TYPES
ASR 2.0	BUILDING B - AXON
ASR 2.1	BUILDING B - NORTH ELEVATION
ASR 2.2	BUILDING B - WEST ELEVATION
ASR 2.3	BUILDING B - SOUTH ELEVATION
ASR 2.4	BUILDING B - EAST ELEVATION
ASR 2.5	BUILDING B - EAST ELEVATION WITH BUILDING A
TR101	BUILDING B - STRIPING PLAN - LEVEL 01
TR102	BUILDING B - STRIPING PLAN - LEVEL 02
TR103	BUILDING B - STRIPING PLAN - LEVEL 03
TR104	BUILDING B - STRIPING PLAN - LEVEL 04
TR105	BUILDING B - STRIPING PLAN - LEVEL 05
TR106	BUILDING B - STRIPING PLAN - LEVEL 06
TR501	BUILDING B - STRIPING DETAILS

BLDG A - PARKING PROVIDED

Standard Spaces	519
Compact Spaces	18
Stnd ADA Spaces	4
Van ADA Spaces	0
TOTAL SPACES	541

BLDG B - PARKING PROVIDED

Standard Spaces	324
Compact Spaces	8
Stnd ADA Spaces	3
Van ADA Spaces	89
TOTAL SPACES	424

ATTENTION CONTRACTORS

The **Construction Contractor** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the **Public Works Department** at **(919) 996-2409**, and the **Public Utilities Department** at **(919) 996-4540** at least **twenty four hours** prior to beginning any of their construction.

Failure to notify both **City Departments** in advance of beginning construction, will result in the issuance of **monetary fines**, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for **Inspection**, **Install a Downstream Plug**, have **Permitted Plans** on the **Jobsite**, or any other **Violation of City of Raleigh Standards** will result in a **Fine and Possible Exclusion** from future work in the **City of Raleigh**.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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Site Plan Tier: Tier Two Site Plan ☐ Tier Three Site Plan ☒

Building Type		Site Transaction History	
☐ Detached	☐ General	Subdivision case #: SUB-0029-2022	
☐ Attached	☒ Mixed use	Scoping/kiosk plan case #:	
☐ Apartment	☐ Open lot	Certificate of Appropriateness #:	
☐ Townhouse	☐ Civic	Board of Adjustment #:	
		Zoning Case #: Z80-20	
		Administrative Alternate #:	

GENERAL INFORMATION

Development name: Hammell Drive Mixed Use - Phase 1

Inside City limits? Yes ☒ No ☐

Property address(es): 1201 & 1209 Lake Wheeler Rd, 1008 Hammell Drive

Site P.I.N (s): 1703346438, 1703344393, 1703347251

Please describe the scope of work. Include any additions, expansions, and change of use.
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Current Property Owner/Developer Contact Name: Bryane Kane

NOTE: please attach purchase agreement when submitting this form.

Company: Dix 3 Owner LLC & Dix 4 Owner LLC Title: Bryan Kane

Address: 4242 Six Forks Rd Ste 820, Raleigh, NC 27609

Phone #: 919.749.7139 Email: bmk@slicap.com

Applicant Name: David Boyette, PE

Company: McAdams Address: One Glenwood Ave, Suite 201 Raleigh 27603

Phone #: 919.244.9528 Email: boyette@mcadamsco.com

Page 1 of 2

REVISION BL 18.21

raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

SITE DATA		BUILDING DATA	
Zoning district (if more than one, please provide the acreage of each): CX-20-UL-CU		Existing gross floor area (not to be demolished): 0 sf	
Gross site acreage: 3.50 ac		Existing gross floor area to be demolished: 0 sf	
# of parking spaces required: 0 required		New gross floor area: 1,062,540 SF	
# of parking spaces proposed: 965		Total sf gross (to remain and new): 1,062,540 SF	
Overlay District (if applicable): n/a		Proposed # of building stories: 2	
Existing use (UDO 6.1.4): vacant		Proposed # of stories for each: 20 stories for both bldg	
Proposed use (UDO 6.1.4): Mixed-use			

STORMWATER INFORMATION

Existing Impervious Surface:		Proposed Impervious Surface:	
Acres: 0 Square Feet: 0		Acres: 2.42 Square Feet: 105,338	2.42
Is this a flood hazard area? Yes ☐ No ☒			
If yes, please provide: n/a			
Alluvial soils: n/a			
Flood study: n/a			
FEMA Map Panel #: 3720170200J			
Neuse River Buffer Yes ☐ No ☒		Wetlands Yes ☐ No ☒	

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 679	Total # of hotel units: 0
# of bedroom units: 1br 475 2br 195 3br 9	4br or more: 0
# of lots: 2	Is your project a cottage court? Yes ☐ No ☒

SIGNATURE BLOCK

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, David M Boyette, PE, will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

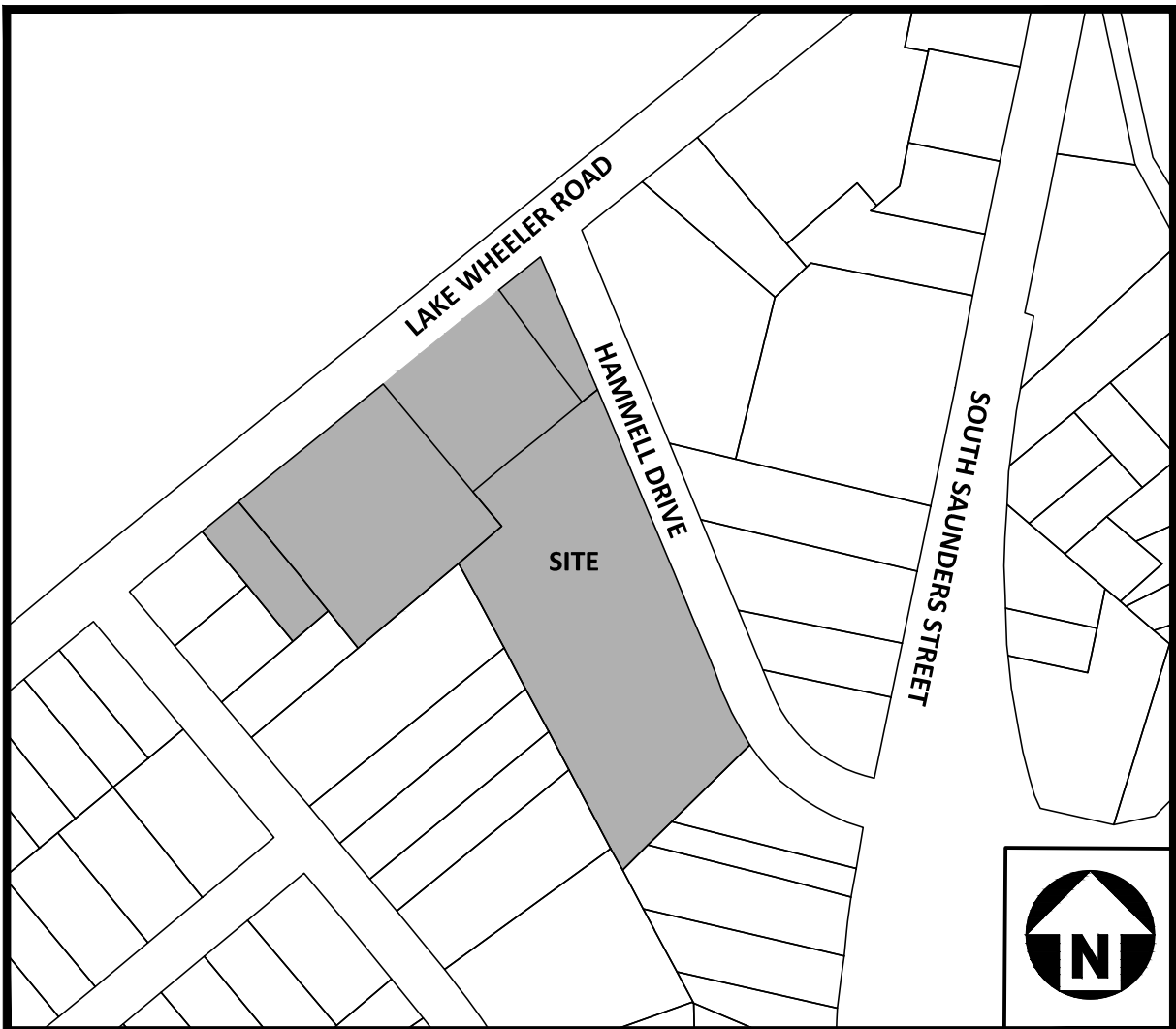
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications expire after 180 days of inactivity.

Signature: David M Boyette, PE Date: 05.19.2022

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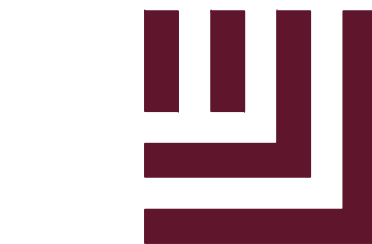
VICINITY MAP

1"=200'



Know what's below.
Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-432-4849) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



McAdams

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

www.mcadamsco.com

CONTACT

DAVID BOYETTE

boyette@mcadamsco.com

PHONE: 919. 823. 4300

CLIENT

MREG MANAGEMENT

60 COLUMBIA CIRCLE, 20TH FLOOR

NEW YORK, NEW YORK 10023

CONTACT: CHI-CHI LIN

PHONE: 212.484.8265

PROJECT DIRECTORY

DEVELOPER

MREG MANAGEMENT

60 COLUMBIA CIRCLE, 20TH FLOOR

NEW YORK, NEW YORK 10023

PHONE: 212.484.8265

ARCHITECT

GENSLER

530 HILLSBOROUGH STREET

RALEIGH, NC, 27603

PHONE: 919. 645. 4317

ARCHITECT

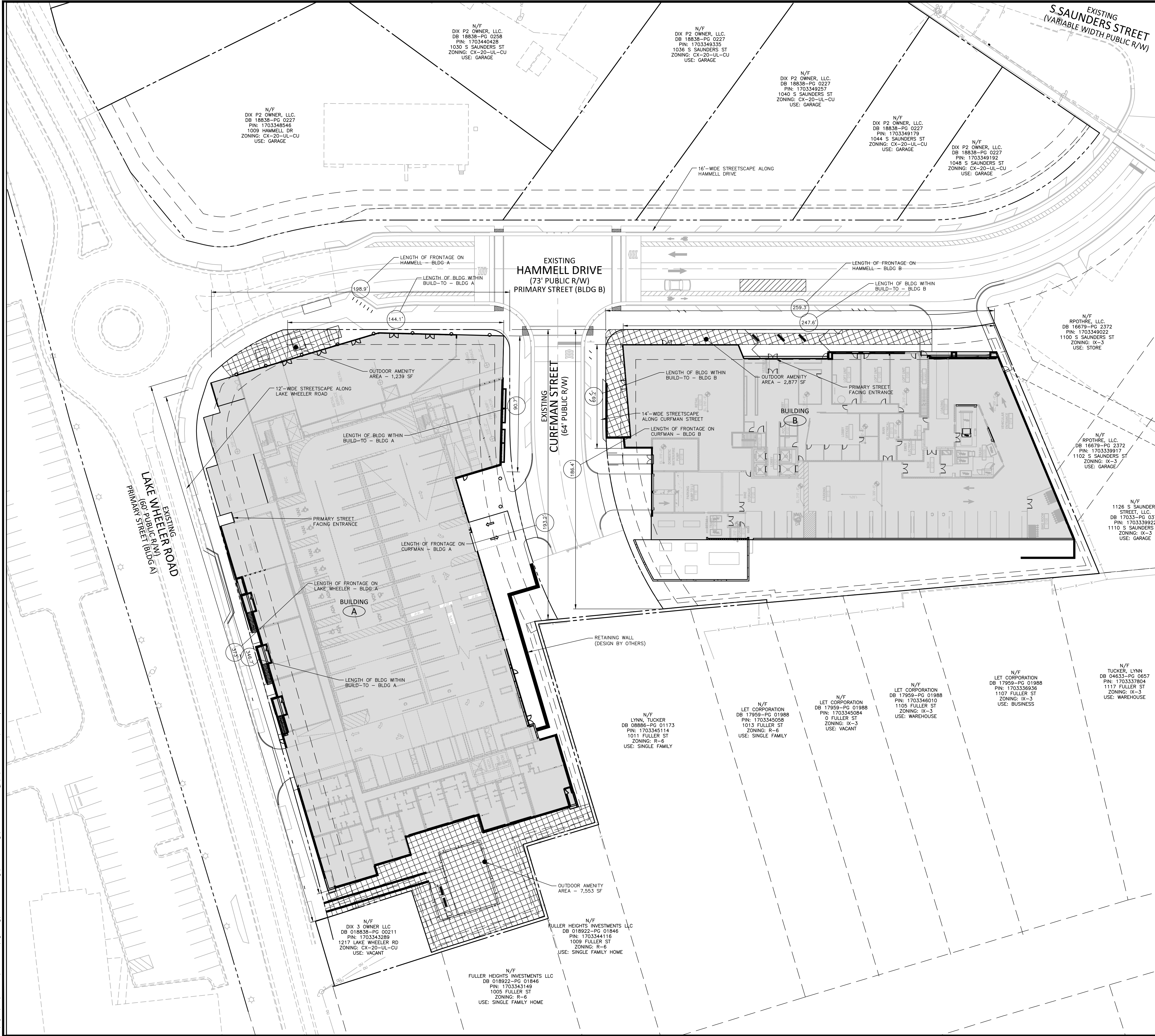
JDAVIS

510 S WILMINGTON STREET

RALEIGH, NC, 27601

PHONE: 919. 835. 1500

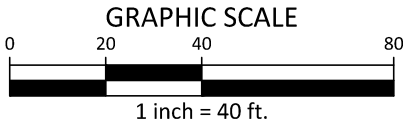
I:\Projects\MRE\MRE21001\04-Production\Engineering\Construction Drawings\MRE21001-ASR-S1.dwg, 8/16/2022 11:49:17 PM, David Boyette



SITE LEGEND

- SIGNAGE
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- OUTDOOR AMENITY AREA

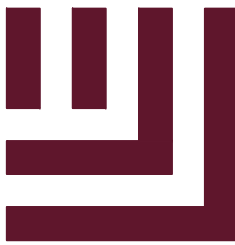
REQUIRED OPEN SPACE LOT 1 (BLDG A):
TOTAL SITE AREA: 74,843 SF (1.71 AC)
10% OF SITE AREA: 7,484 SF (0.17 AC)
PER UDO SEC. 1.5.3.C.4, AN ADDITIONAL 50 SF OF OAA IS REQUIRED FOR STORIES ABOVE 7
20 STORIES - 7 STORIES = 13 STORIES = 650 ADDITIONAL SF
TOTAL REQUIRED OAA = 7,484 + 650 = 8,134 SF
PER UDO SEC. 1.5.3.C.1 MIN 50% MUST BE AT GRADE (4,067 SF)
PROVIDED:
AT GRADE: 8,792 SF (0.20 AC)
ABOVE GRADE: 0 SF (0 AC)
TOTAL PROVIDED OUTDOOR AMENITY AREA: 8,792 SF (0.20 AC)
REQUIRED FOR URBAN PLAZAS PER UDO SEC. 1.5.3.C.3, 1 LF OF SEATING FOR EACH 50 SF OF
REQUIRED AMENITY AREA AND 1-2" CALIPER TREE FOR EVERY 1,000 SF OF REQUIRED AMENITY
AREA
7,484 SF W/ 1 LF SEATING PER 50 SF = 150 LF SEATING REQUIRED
7,484 SF W/ 1 TREE PER 1,000 SF = 7 - 2" CALIPER TREES REQUIRED
SEATING PROVIDED TOTAL = 174 LF
TREES PROVIDED TOTAL = 7 TREES
REQUIRED OPEN SPACE LOT 2 (BLDG B):
TOTAL SITE AREA: 50,994 SF (1.17 AC)
10% OF SITE AREA: 5,099 SF (0.12 AC)
PER UDO SEC. 1.5.3.C.4, AN ADDITIONAL 50 SF OF OAA IS REQUIRED FOR STORIES ABOVE 7
20 STORIES - 7 STORIES = 13 STORIES = 650 ADDITIONAL SF
TOTAL REQUIRED OAA = 5,099 + 650 = 5,749 SF
PER UDO SEC. 1.5.3.C.1 MIN 50% MUST BE AT GRADE (2,875 SF)
PROVIDED:
AT GRADE: 2,875 SF (0.066 AC)
ABOVE GRADE: 2,875 SF (0.066 AC)
TOTAL PROVIDED OUTDOOR AMENITY AREA: 5,750 SF (0.13 AC)
REQUIRED FOR URBAN PLAZAS PER UDO SEC. 1.5.3.C.3, 1 LF OF SEATING FOR EACH 50 SF OF
REQUIRED AMENITY AREA AND 1-2" CALIPER TREE FOR EVERY 1,000 SF OF REQUIRED AMENITY
AREA
5,750 SF W/ 1 LF SEATING PER 50 SF = 115 LF SEATING REQUIRED
5,750 SF W/ 1 TREE PER 1,000 SF = 6 - 2" CALIPER TREES REQUIRED
SEATING PROVIDED TOTAL = 120 LF
TREES PROVIDED TOTAL = 6 TREES



SEE SHEET C0.00 FOR ALL PROJECT, SITE,
GRADING, STORM DRAINAGE AND UTILITY
NOTES

ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH THE CURRENT CITY OF
RALEIGH ENGINEERING DESIGN AND
CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McAdams

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

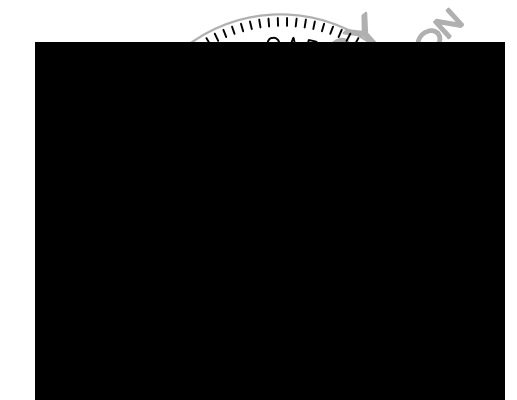
www.mcadamsco.com

CLIENT

MACK REAL ESTATE GROUP
60 COLUMBUS CIRCLE, 20TH FLOOR
NEW YORK, NEW YORK 10023
PHONE: 212.484.0068



HAMMELL DRIVE MIXED USE
ADMINISTRATIVE SITE REVIEW
1008 HAMMELL DRIVE
RALEIGH, NC, 27603



REVISIONS

NO.	DATE	CITY OF RALEIGH COMMENTS
1	07.08.2022	CITY OF RALEIGH COMMENTS
2	08.16.2022	CITY OF RALEIGH COMMENTS

PLAN INFORMATION

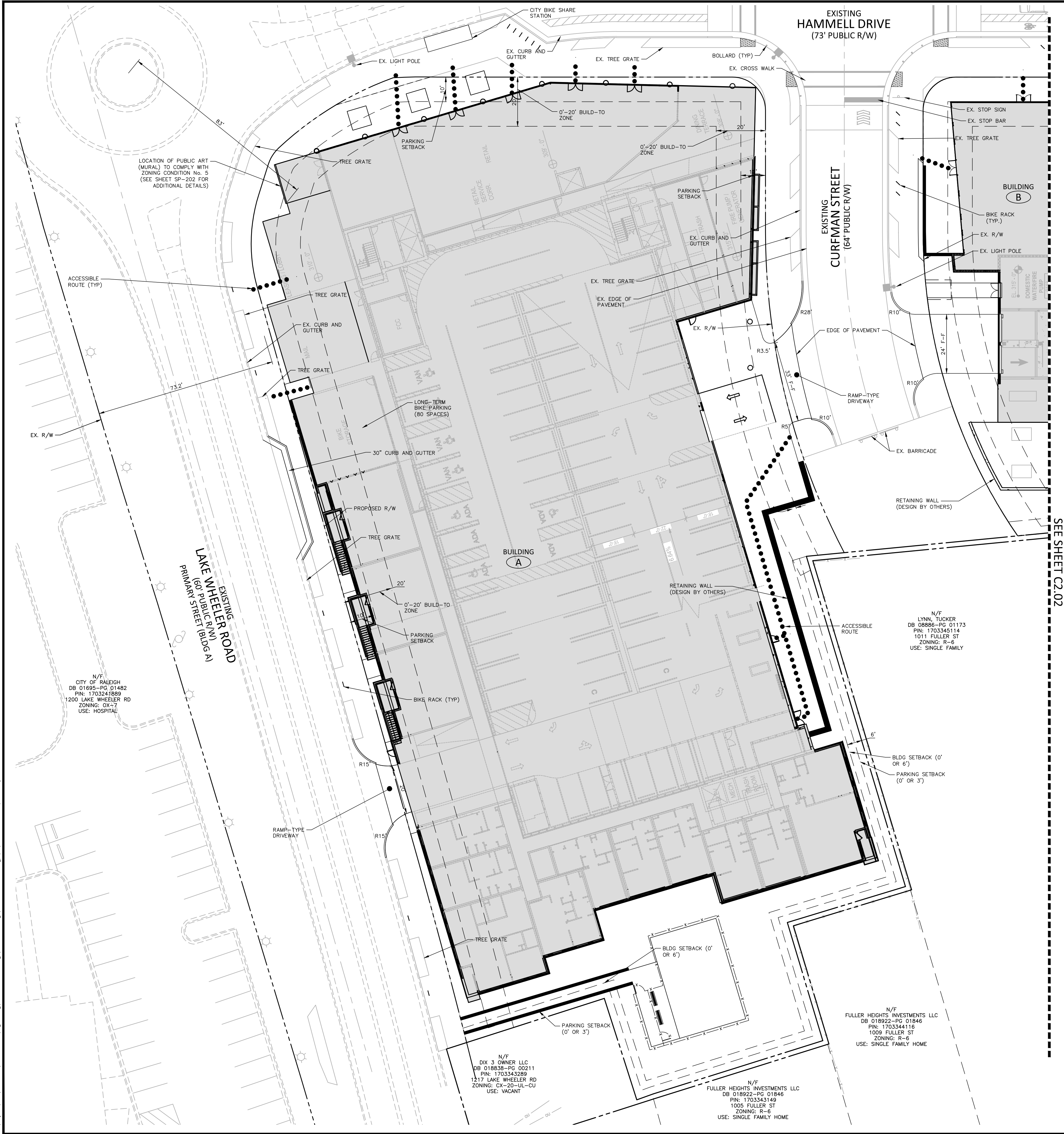
PROJECT NO. MRE-21001
FILENAME MRE21001-ASR-S1
CHECKED BY DB
DRAWN BY JJ
SCALE 1" = 30'
DATE 05.20.2022

SHEET

OVERALL SITE PLAN

C2.00

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SITE LEGEND	
	SIGNAGE
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

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license number: C-0293, C-187
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CLIENT
MACK REAL ESTATE GROUP
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NEW YORK, NEW YORK 10023
PHONE: 212.484.0068



HAMMELL DRIVE MIXED USE
ADMINISTRATIVE SITE REVIEW
1008 HAMMELL DRIVE
RALEIGH, NC, 27603

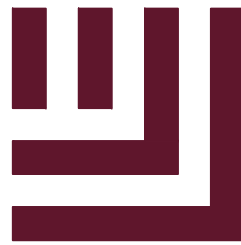
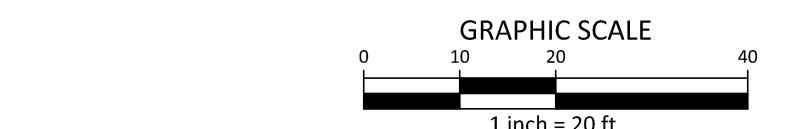
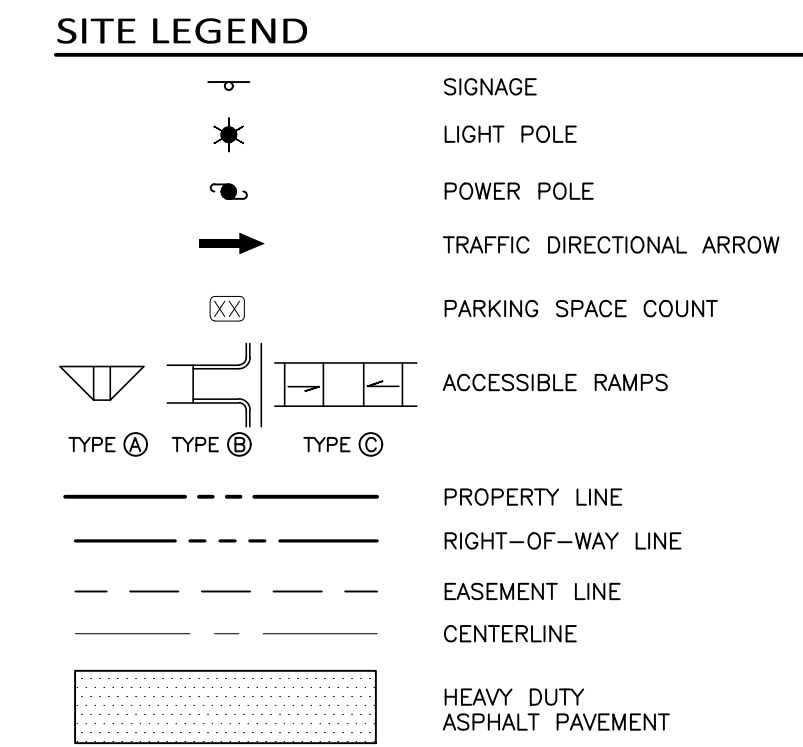


REVISIONS		
NO.	DATE	CITY OF RALEIGH COMMENTS
1	07.08.2022	CITY OF RALEIGH COMMENTS
2	08.16.2022	CITY OF RALEIGH COMMENTS

PLAN INFORMATION	
PROJECT NO.	MRE-21001
FILENAME	MRE21001-ASR-S1
CHECKED BY	DB
DRAWN BY	JJ
SCALE	1" = 20'
DATE	05.20.2022

SHEET
SITE PLAN
AREA "A"
C2.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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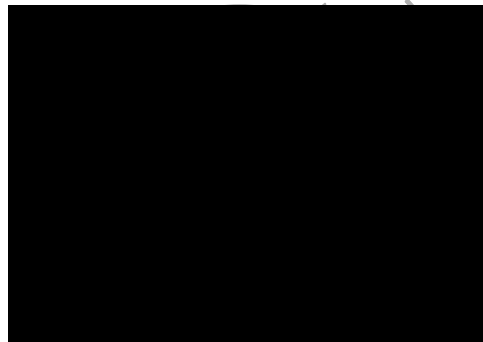
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MACK REAL ESTATE GROUP

HAMMELL DRIVE MIXED USE
ADMINISTRATIVE SITE REVIEW
1008 HAMMELL DRIVE
RALEIGH, NC, 27603



REVISIONS

NO.	DATE	
1	07.08.2022	CITY OF RALEIGH COMMENTS
2	08.16.2022	CITY OF RALEIGH COMMENTS

PLAN INFORMATION

PROJECT NO.	MRE-21001
FILENAME	MRE21001-ASR-S
CHECKED BY	DB
DRAWN BY	JJ
SCALE	1" = 20'
DATE	05.20.2022

SHEET

SITE PLAN AREA "B"

C2.02

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ELEVATION TRANSPARENCY CALCULATIONS

F1 GROUND STORY (min) 50% / F2 UPPER STORY (min) 20% / F3 BLANK WALL (max) 20'

TRANSPARENCY (UDO SECTION 1.5.9, SECTION 3.2.6F)

HAMMELL DRIVE		
GROUND STORY FACADE (MEASURED BETWEEN 0'-12')		
		2,169.0 SF
MIN. TRANSPARENCY REQ.	2,169.0 X 50% =	1,084.5 SF
TRANSPARENCY PROVIDED	2,169.0 X 80% =	1,748.8 SF
TRANSPARENCY PROVIDED BETWEEN 3'-8" (MIN 50% REQ.)	889.0 X 87% =	779.5 SF
UPPER STORY FACADE		
		42,896 SF
MIN. TRANSPARENCY REQ.	42,896 X 20% =	8,579.2 SF
TRANSPARENCY PROVIDED	PROVIDED 49%	21,012.0 SF

NORTHEAST ELEVATION_ASR

1/16" = 1'-0"

2



SOUTHWEST ELEVATION_ASR

1/16" = 1'-0"

1

PROJECT:	21200	DATE
ISSUE:	ADMINISTRATIVE SITE REVIEW	05/18/2022
SD		06/10/2022
50% DD		7/22/2022
ASR - 3		08/16/2022

REVISIONS:

DRAWN BY:	Author
CHECKED BY:	Checker
CONTENT:	NORTHEAST AND SOUTHWEST ELEVATIONS

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Mack Real Estate Group | SLI Capital
Hammell Dr. Bldg. A

SP-201



AREA IN YELLOW INDICATES AREA FOR PUBLIC ART. AREA
LARGER THEN MIN 120 SF. PUBLIC ART PER Z-60-2020, #5

ELEVATION TRANSPARENCY CALCULATIONS

F1 GROUND STORY (min) 50% / F2 UPPER STORY (min) 20% / F3 BLANK WALL (max) 20'

TRANSPARENCY (UDO SECTION 1.5.3, SECTION 3.2.6F)		
LAKE WHEELER RD - GROUND FLOOR		
GROUND STORY FACADE (MEASURED BETWEEN 0' - 12')		1,500.0 SF
MIN. TRANSPARENCY REQ.	1,500.0 X 50% =	750.0 SF
TRANSPARENCY PROVIDED	1,500.0 X 60% =	901.0 SF
TRANSPARENCY PROVIDED BETWEEN 3'-8" (MIN 50% REQ.)	625.0 X 87% =	542 SF
UPPER STORY FACADE		
MIN. TRANSPARENCY REQ.	33,460.0 X 20% =	6,692.0 SF
TRANSPARENCY PROVIDED	PROVIDED 46%	15,563 SF

PROJECT:	21200	DATE
ISSUE:	ADMINISTRATIVE SITE REVIEW	05/18/2022
	SD	06/10/2022
	50% DD	7/22/2022
	ASR - 3	08/16/2022
REVISIONS:		
DRAWN BY:	Author	
CHECKED BY:	Checker	
CONTENT:	NORTHWEST EXTERIOR ELEVATION	

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ELEVATION TRANSPARENCY CALCULATIONS

F1 GROUND STORY (min) 50% / F2 UPPER STORY (min) 20% / F3 BLANK WALL (max) 20'
TRANSPARENCY (UDO SECTION 1.5.9, SECTION 3.2.6F)

CURFMAN ST			
GROUND STORY FACADE (MEASURED BETWEEN 0' - 12')			2,067.0 SF
MIN. TRANSPARENCY REQ.	2,067.0	X 50% =	1,033.5 SF
TRANSPARENCY PROVIDED	2,067.0	X 57% =	1,185 SF
TRANSPARENCY PROVIDED BETWEEN 3'-8" (MIN 50% REQ.)	912.0	X 58.5% =	534 SF
UPPER STORY FACADE			36,080.0 SF
MIN. TRANSPARENCY REQ.	36,080.0	X 20% =	7,216.0 SF
TRANSPARENCY PROVIDED		PROVIDED 31% =	11,429.0 SF

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Hammell Dr. Bldg. A

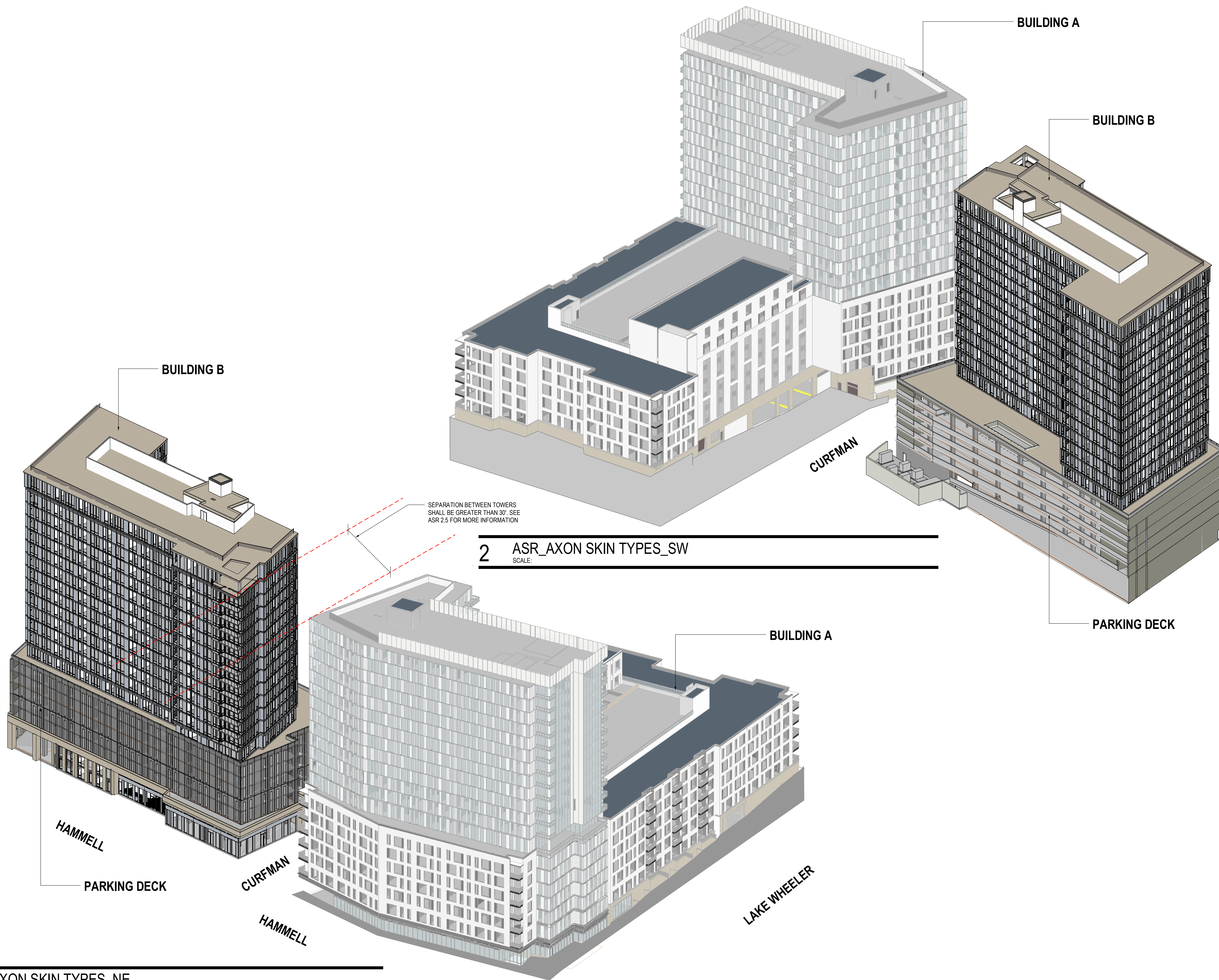
PROJECT:	21200	DATE
ISSUE:	ADMINISTRATIVE SITE REVIEW	05/18/2022
SD	50% DD	06/10/2022
ASR - 3		7/22/2022
ASR - 3		08/16/2022
REVISIONS:		
DRAWN BY:	Author	
CHECKED BY:	Checker	
CONTENT:	SOUTHEAST EXTERIOR ELEVATIONS	

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1

ASR_AXON SKIN TYPES_NE

SCALE:



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Date	Description
07.08.22	City of Raleigh Comments
08.16.22	City of Raleigh Comments

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

MREG / SLI - Dix Park Bldg B
Resi Tower

Project Number

90.0479.000

Description

BUILDING B - AXON

Scale

ASR 2.0

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LEVEL 1 TRANSPARENT AREA = 419 SF (83'-10" X 5'-0")
(3'0" ~ 8'0" ABOVE AVERAGE GRADE)
50% OF REQUIRED TRANSPARENCY, = 374 SF (UDO 1.5.9.B.1)

GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15%. GLASS ON UPPER STORIES MAY HAVE ANY LEVEL OF TRANSPARENCY AND EXTERNAL REFLECTANCE. (UDO 1.5.9. B.4)

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	 Date	Description
	05.18.22	ASR Submission
1	07.08.22	City of Raleigh Comments
2	08.16.22	City of Raleigh Comments

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name

MREG / SLI - Dix Park Bldg B
Resi Tower

Project Number

90.0479.000

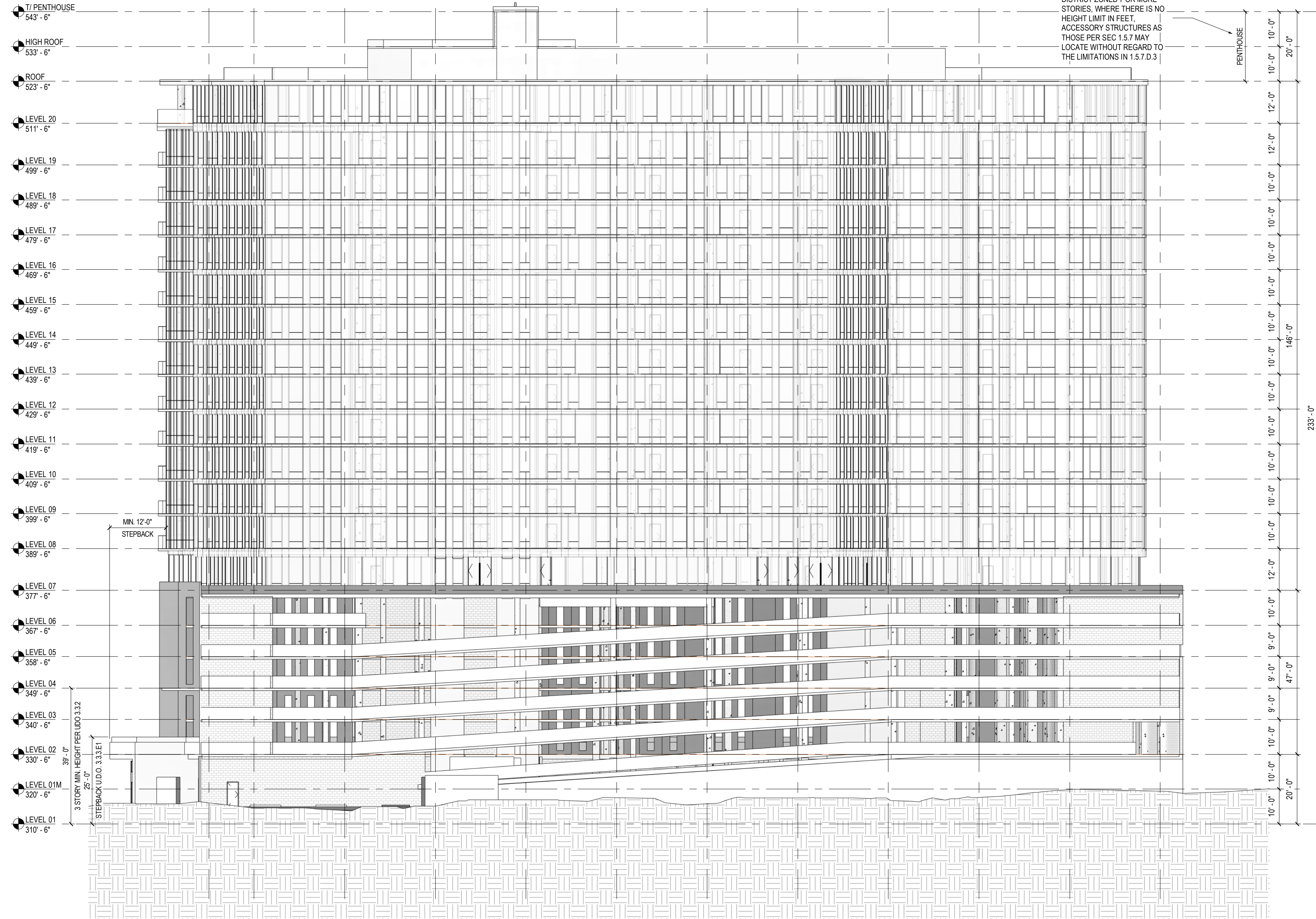
Description

BUILDING B - NORTH ELEVATION

Scale

$$1/16'' = 1'-0''$$

ASR 2.1



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	Date	Description
	05.18.22	ASR Submission
1	07.08.22	City of Raleigh Comments
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**NOT FOR
CONSTRUCTION**

Project Name

MREG / SLI - Dix Park Bldg B

Project Number

90.0479.000

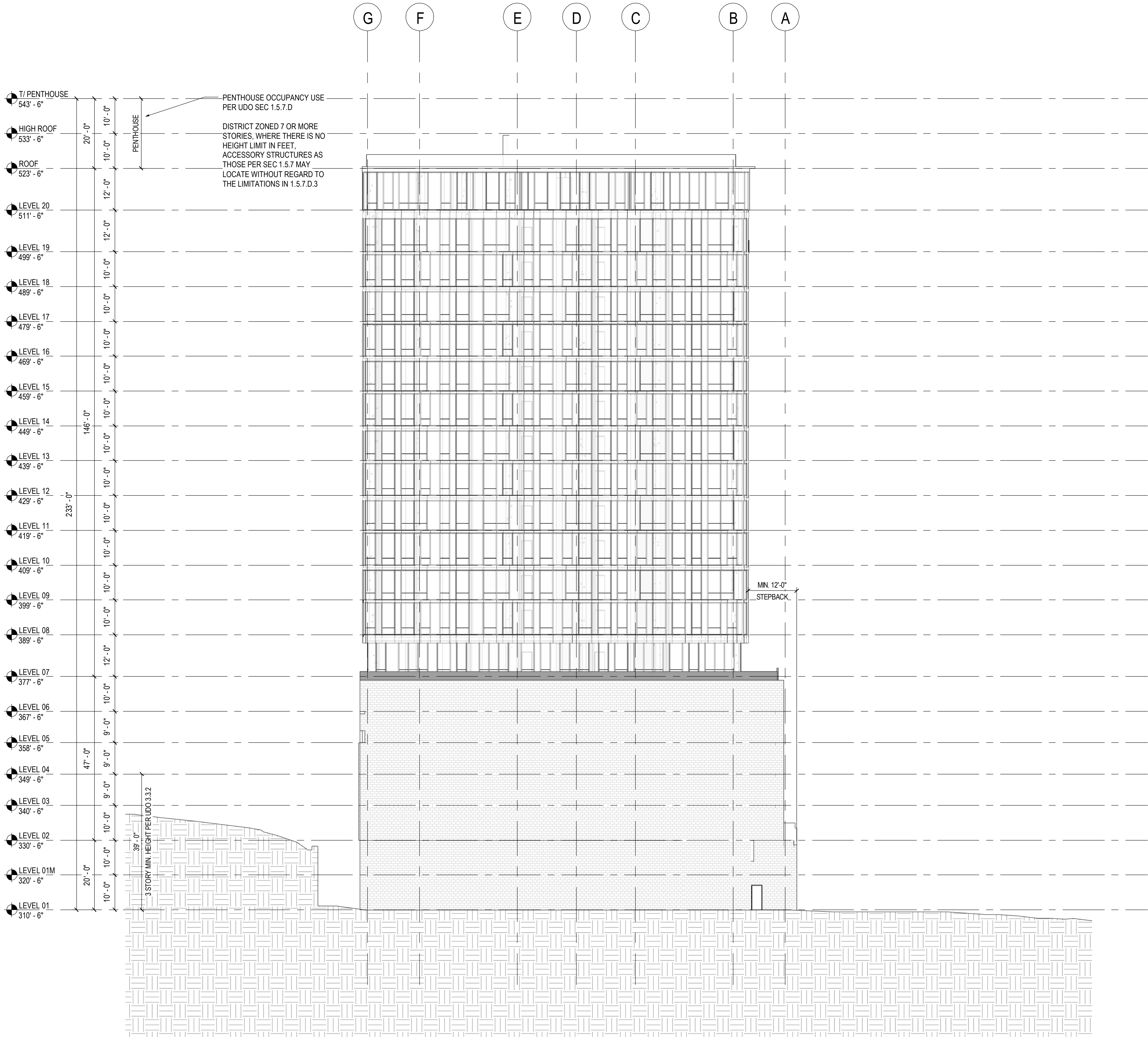
Description

BUILDING B - WEST ELEVATION

Scale

$$1/16'' = 1'-0''$$

ASR 2.2



1 ASR - SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

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Date	Description
05.18.22	ASR Submission
1 07.08.22	City of Raleigh Comments
2 08.16.22	City of Raleigh Comments

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
MREG / SLI - Dix Park Bldg B Resi Tower
Project Number
90.0479.000
Description
BUILDING B - SOUTH ELEVATION

Scale
1/16" = 1'-0"

ASR 2.3



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	Date	Description
	05.18.22	ASR Submission
1	07.08.22	City of Raleigh Comments
2	08.16.22	City of Raleigh Comments

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**NOT FOR
CONSTRUCTION**

Project Name

MREG / SLI - Dix Park Bldg B
Resi Tower

Project Number

Description
BUILDING B - EAST ELEVATION

Scale
1/16" = 1'-0"

ASR 2.4

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△	Date	Description
	05.18.22	ASR Submission
1	07.08.22	City of Raleigh Comments
2	08.16.22	City of Raleigh Comments

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name

MREG / S11 - Dix Park Bldg B

Resi Tower

Project Number

90 0479 000

Description

BUILDING B - EAST ELEVATION WITH
BUILDING A

Scale

$$1'' = 20'-0''$$

ASR 2.5

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