

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): _____
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Building Type	Site Transaction History
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input checked="" type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Open lot <input type="checkbox"/> Civic Subdivision case #: _____ Scoping/sketch plan case #: _____ Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: <u>Z-62-95</u> Administrative Alternate #: _____

GENERAL INFORMATION

Development name: 8700 Wadford Drive

Inside City limits? Yes No

Property address(es): **8700 & 8620 Wadford Drive, Raleigh, NC 27616**

Site P.I.N.(s): 1738-10-2802 & 1738-10-4648

Please describe the scope of work. Include any additions, expansions, and change of use.
 This development proposes an apartment complex with (50) units and associated parking infrastructure, with the installation of landscaping, sanitary sewer and water utilities, and a stormwater conveyance system including one aboveground SCM.

Current Property Owner/Developer Contact Name:
NOTE: please attach purchase agreement when submitting this form.

Company: 8700 Wadford Dr Partners, LLC	Title: James I. Anthony Jr. (Member Manager)
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Address: 702 Oberlin Rd. Ste. 400

Phone #: 919.582.3100	Email: janthony@aacre.com
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Applicant Name: Adam Oestman

Company: Pabst Design Group, PA	Address: 107 Fayetteville St., Ste. 200, Raleigh, NC 27601
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Phone #: 919.848.4399	Email: aoestman@pabstdesign.com
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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-3-PK-CU	Existing gross floor area (not to be demolished): None
	Existing gross floor area to be demolished: None
Gross site acreage: 4.523	New gross floor area: 114,000 GFA
# of parking spaces required: 100	Total sf gross (to remain and new): 114,000 GFA
# of parking spaces proposed: 134	Proposed # of buildings: 8
Overlay District (if applicable): N/A	Proposed # of stories for each: 3
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Multi-unit living	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: <u>0.00</u> Square Feet: <u>0</u>	Proposed Impervious Surface: Acres: <u>2.20</u> Square Feet: <u>95673</u>
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: _____	
Alluvial soils: <u>Yes, Colfax sandy loam</u>	
Flood study: <u>N/A</u>	
FEMA Map Panel #: <u>Map #3720173800J, Panel #1738</u>	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 50	Total # of hotel units:
# of bedroom units: 1br <input type="checkbox"/> 2br <input type="checkbox"/> 3br <input type="checkbox"/> 4br or more <input checked="" type="checkbox"/>	
# of lots: 2	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK

I hereby designate Pabst Design Group, PA to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

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

Signature:

Date:

Printed Name:

[Handwritten Signature]
JAMES E. ANTHONY

10/24/2020

ADMINISTRATIVE SITE REVIEW PLAN FOR: 8700 WADFORD DRIVE RALEIGH, NORTH CAROLINA

NOTES:
1. SITE IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS PER UDO 8.3.2.A.2 (BLOCK STANDARDS). MINIMUM SITE APPLICABILITY FOR BLOCK PERIMETER FOR CX-3 ZONING IS 5 ACRES

PABST DESIGN GROUP, PA
Engineering | Consulting
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
Phone: 919 848 4399 | Fax: 919 848 4395 | NC LICENSE NUMBER: C-3011

PREPARED FOR:
8700 WADFORD DR PARTNERS, LLC
702 OBERLIN RD, STE 400
RALEIGH, NORTH CAROLINA 27605
DATE: 07/01/2020
PROJECT ENGINEER:
PDP
PROJECT CADD DESIGNER:
AVO
PROJECT SURVEYOR:
THOMPSON AND ASSOCIATES, PA

8700 WADFORD DRIVE
RALEIGH, WAKE COUNTY, NORTH CAROLINA
**ADMINISTRATIVE SITE REVIEW PLAN
COVER SHEET**

NO.	REVISION	DATE
1	REVISED PER COR COMMENTS	6/24/20
2	REVISED PER COR COMMENTS	7/16/20
3	REVISED PER COR COMMENTS	

NO.	REVISION	DATE
1	REVISED PER COR COMMENTS	6/24/20
2	REVISED PER COR COMMENTS	7/16/20
3	REVISED PER COR COMMENTS	

DRAWING SHEET
C-0.0
PROJECT NUMBER
555-21

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-906-2500

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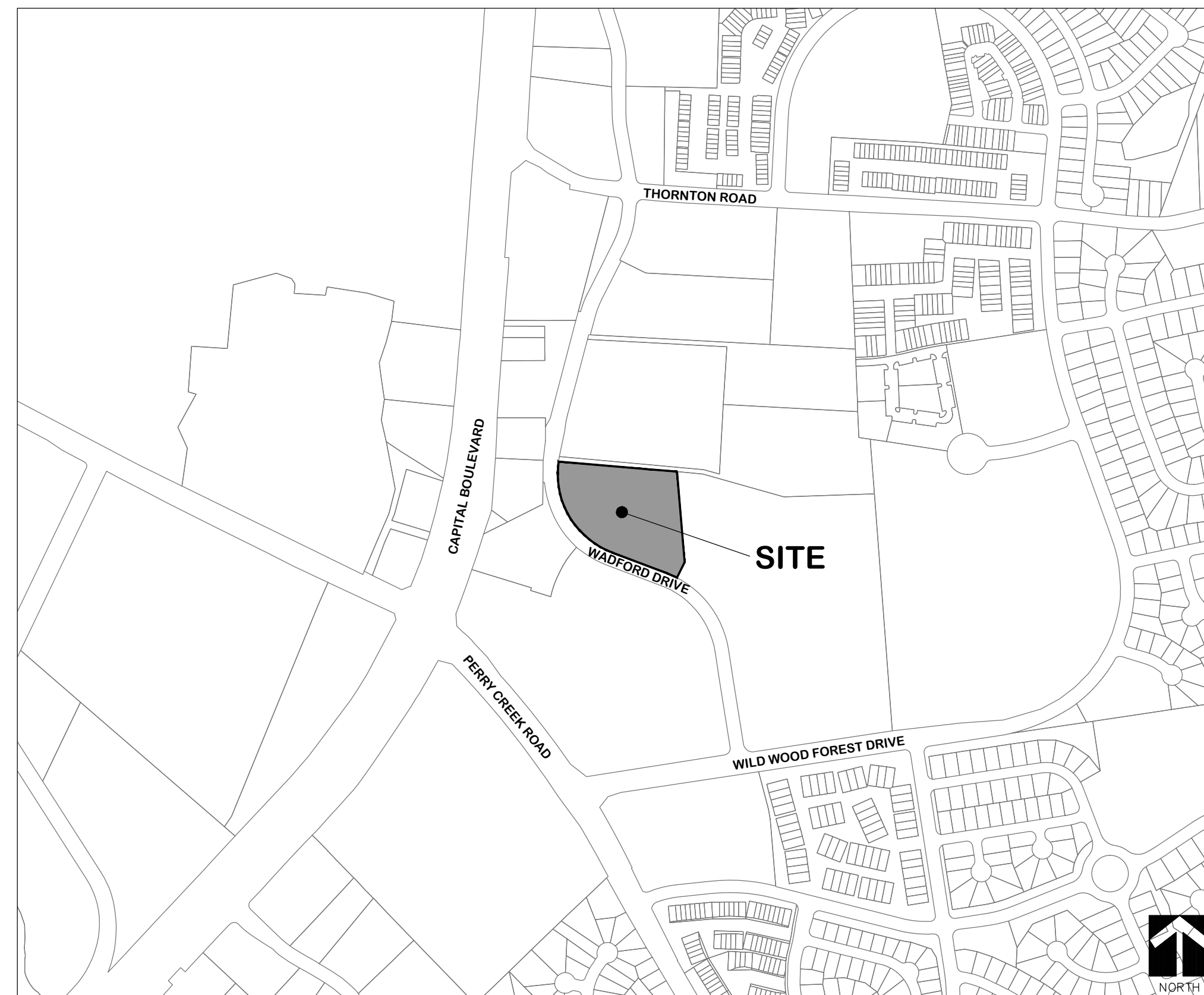
Office Use Only: Case #: _____ Planner (print): _____

Building Type	Site Transaction History
<input type="checkbox"/> Detached	Subdivision case #:
<input type="checkbox"/> Attached	Scoping/sketch plan case #:
<input type="checkbox"/> Apartment	Certificate of Appropriateness #:
<input checked="" type="checkbox"/> Townhouse	Board of Adjustment #:
<input type="checkbox"/> General	Zoning Case #:
<input type="checkbox"/> Mixed use	Administrative Alternate #:
<input type="checkbox"/> Open lot	
<input type="checkbox"/> Civic	

GENERAL INFORMATION

Development name: 8700 Wadford Drive
 Inside City limits? Yes No
 Property address(es): 8700 & 8620 Wadford Drive, Raleigh, NC 27616
 Site P.L.N.(s): 1738-10-2802 & 1738-10-4648
 Please describe the scope of work. Include any additions, expansions, and change of use.
 This development proposes an apartment complex with (55) units and associated parking infrastructure, with the installation of landscaping, sanitary sewer and water utilities, and a stormwater conveyance system including one aboveground SCM.
 Current Property Owner/Developer Contact Name:
NOTE: please attach purchase agreement when submitting this form.
 Company: 8700 Wadford Dr Partners, LLC Title: James I. Anthony Jr. (Member Manager)
 Address: 702 Oberlin Rd. Ste. 400
 Phone #: 919 582 3100 Email: janthony@aacre.com
 Applicant Name: Adam Oestman
 Company: Pabst Design Group, PA Address: 107 Fayetteville St., Ste. 200, Raleigh, NC 27601
 Phone #: 919 848 4399 Email: aoestman@pabstdesign.com

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VICINITY MAP
1" = 500'

- CONDITIONS OF Z-62-95 APPLICABLE TO PARCEL**
- ANY DEVELOPMENT OF THE PROPERTY WILL COMPLY WITH THE PROVISIONS OF CERTIFIED RECOMMENDATION 7101 OF THE CITY OF RALEIGH PLANNING COMMISSION REGARDING STORMWATER RUNOFF.
 - NO MORE THAN 50 ACRES OF SUBJECT PROPERTY, WHICH SHALL BE CONTIGUOUS TO THE POINT OF INTERSECTION OF THE NORTHERN RIGHT-OF-WAY LINE OF PERRY CREEK ROAD AND THE EASTERN RIGHT-OF-WAY LINE OF U.S. HIGHWAY #1 NORTH SHALL BE DEVOTED TO ANY COMBINATION OF RETAIL USES, HOTEL, OR MOTEL USES.
SUCH COMBINATION OF USES SHALL BE SITED IN SUCH MANNER AS NOT BE CLOSER THAN 4000' FROM THE WEST BANK OF THE NEUSE RIVER, NOR CLOSER THAN 1000' FROM NEUSE BAPTIST CHURCH ROAD (ALSO KNOWN AS THORNTON ROAD), NOR FARTHER THAN 1000' SOUTHEASTWARDLY ON PERRY CREEK ROAD FROM THE AFORESAID POINT OF INTERSECTION.
 - REIMBURSEMENT VALUE OF ANY REQUIRED RIGHT-OF-WAY SHALL REMAIN AT VALUES IN EXISTENCE FOR THE RESPECTIVE PARCELS PRIOR TO REZONING (R-4 AND THOROUGHFARE, RESPECTIVELY).
 - DEDICATION WITHOUT REIMBURSEMENT OF A GREENWAY EASEMENT EXTENDING 150 FEET WESTWARDLY FROM THE WEST BANK OF THE NEUSE RIVER.
 - NO PORTION OF PROPERTY CAN BE USED FOR THE DISPLAY OF BILLBOARDS.
 - A MASTER PLAN, PURSUANT TO CITY CODE 10-2123, WILL BE SUBMITTED FOR TRACTS OF LAND DESIGNED FOR NON-RESIDENTIAL USE WHICH EXCEED FIFTY ACRES, AND FOR ANY RESIDENTIAL TRACTS DESIGNATED FOR USE AT R-10 DENSITY OR ABOVE.

- COMPLYING WITH CONDITIONS OF Z-62-95**
- PER CR 1707, STORMWATER POST-DEVELOPMENT RUNOFF RATES ARE REQUIRED TO BE HELD TO R-4 ZONING RUNOFF RATES, WHICH IS LESS RESTRICTIVE THAN THE CURRENT CODE. THEREFORE, BY BEING IN COMPLIANCE WITH CITY OF RALEIGH'S CURRENT STORMWATER REGULATIONS, THE PROJECT IS IN COMPLIANCE WITH CR 1707 WITHIN THE FIRST CONDITION OF Z-62-95.
 - PER THE ADMINISTRATIVE SITE REVIEW APPLICATION, THE PROPOSED USE OF THE PROPERTY IS MULTI-FAMILY WHICH IS NOT LISTED FOR USES THAT SHALL NOT BE PERMITTED WITHIN THE SECOND CONDITION OF Z-62-95.
 - PER THE THIRD CONDITION OF Z-62-95, IT IS NOTED THAT THE REIMBURSEMENT VALUE OF ANY REQUIRED RIGHT-OF-WAY WILL REMAIN AT VALUES IN EXISTENCE PRIOR TO REZONING TO R-4 AND THOROUGHFARE.
 - PER THE SITE LOCATION, NO PART OF THE PROPERTY IS LOCATED WITHIN AN AREA THAT REQUIRES A REIMBURSEMENT OF A GREENWAY EASEMENT WITHIN THE FOURTH CONDITION OF Z-62-95.
 - PER THE SITE LAYOUT SHEET, NO PORTION OF PROPERTY IS TO BE USED FOR THE DISPLAY OF BILLBOARDS PER THE FIFTH CONDITION OF Z-62-95.
 - PER THE ADMINISTRATIVE SITE REVIEW APPLICATION, THE PROPOSED MIXED, MULTI-UNIT LIVING USE IS LISTED IN USES THAT NEED A MASTER PLAN WITHIN THE SIXTH CONDITION OF Z-62-95 AS THE PROJECT EXCEEDS 10 UNITS PER ACRE.

DEVELOPMENT TYPE + SITE DATA TABLE
(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-3-PK-CU	Existing gross floor area (not to be demolished): None
Gross site acreage: 4.523	Existing gross floor area to be demolished: None
# of parking spaces required: 110	New gross floor area: 114,000 GFA
# of parking spaces proposed: 113	Total # of gross (to remain and new): 114,000 GFA
Overlay District (if applicable): N/A	Proposed # of buildings: 9
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 3
Proposed use (UDO 6.1.4): Multi-unit living	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 5.00 Square Feet: 0 Proposed Impervious Surface: Acres: 2.17 Square Feet: 94,589
 Is this a flood hazard area? Yes No
 If yes, please provide:
 Alluvial soils: Yes, Colfax sandy loam
 Flood study: NA
 FEMA Map Panel #: Map #770173800U Panel #1738
 Neuse River Buffer Yes No Wetlands Yes No

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 55 Total # of hotel units:
 # of bedroom units: 1br 2br 3br 4br or more
 # of lots: 2 Is your project a cottage court? Yes No

SIGNATURE BLOCK

I hereby designate Pabst Design Group, PA to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.
 I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after six consecutive months of inactivity.
 Signature: *[Signature]* Date: 2/16/21
 Printed Name: JAMES I. ANTHONY JR.

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raleighnc.gov

OWNER:
8700 WADFORD DR PARTNERS, LLC
702 OBERLIN RD, STE 400
RALEIGH, NC 27605
TEL: 919.582.3100
E-MAIL: janthony@aacre.com

CIVIL ENGINEER:
PABST DESIGN GROUP, PA
107 FAYETTEVILLE ST, STE 200
RALEIGH, NC 27601
TEL: 919.848.4399
FAX: 919.848.4395
E-MAIL: dpabst@pabstdesign.com

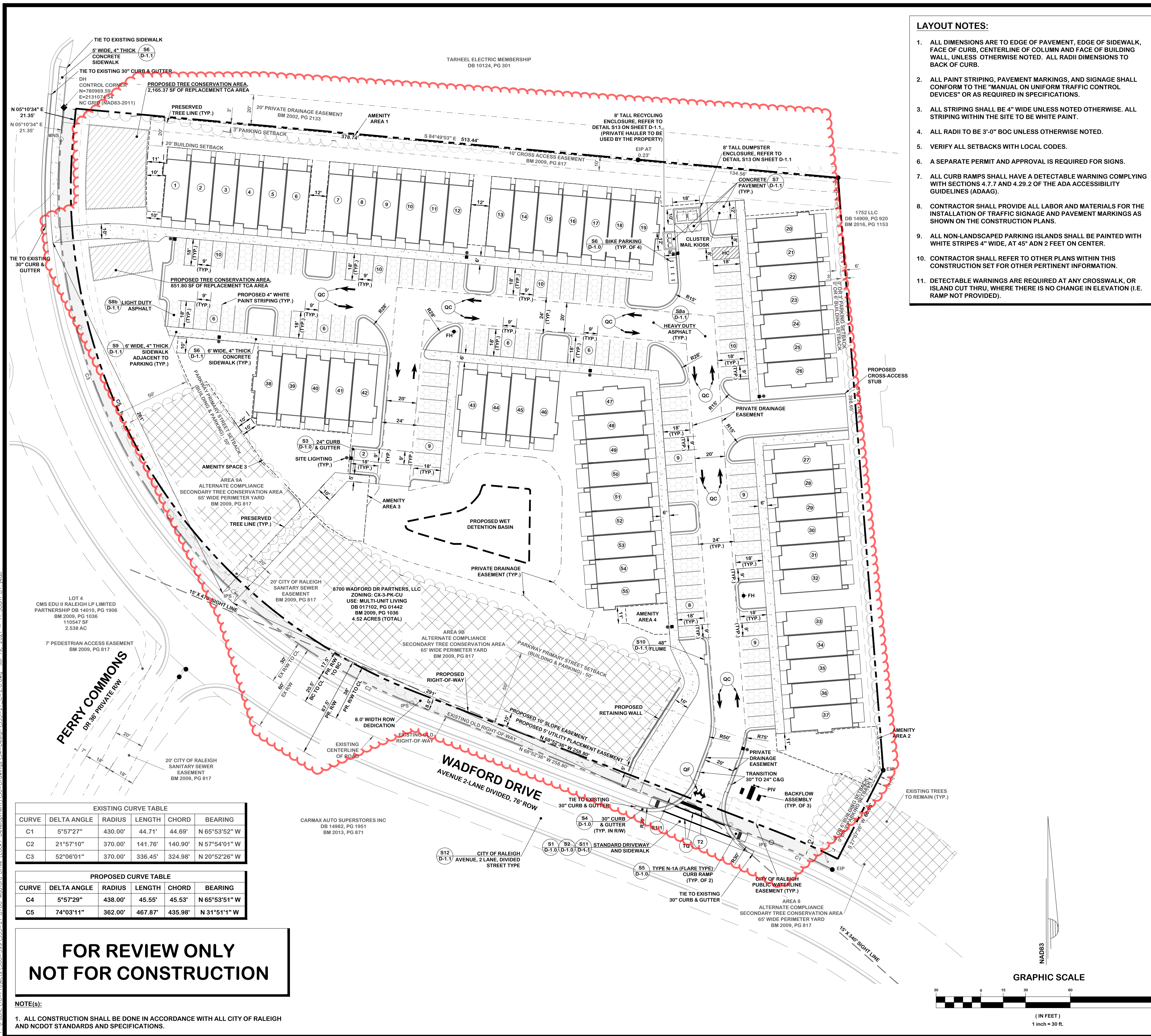
SURVEYOR:
THOMPSON AND ASSOCIATES, PA
1149 EXECUTIVE CIR
STE D, UNIT 2
CARY, NC 27511
TEL: 919.819.3274
E-MAIL: remveyor@att.net

INDEX TO PLANS

C-0.0	COVER SHEET
C-1.0	BM 2009 PG 1036, SHEET 3 OF 5 (CURRENT PLAT)
C-2.0	EXISTING CONDITIONS & DEMOLITION PLAN
C-2.1	SITE LAYOUT PLAN
C-2.2	TRASH TRUCK TEMPLATE INGRESS/EGRESS
C-2.2	FIRE TRUCK TEMPLATE INGRESS/EGRESS
C-2.3	SIGHT TRIANGLE PLAN
C-3.0	UTILITY PLAN
C-4.0	GRADING & STORM DRAINAGE PLAN
D-1.0	SITE DETAIL SHEET
D-1.1	SITE DETAIL SHEET
D-2.0	UTILITY DETAIL SHEET
D-2.1	UTILITY DETAIL SHEET
D-2.2	UTILITY DETAIL SHEET
D-3.0	STORM DRAINAGE DETAIL SHEET
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAIL SHEET
1 OF 1	SITE LIGHTING PLAN
1 OF 1 (2)	SITE LIGHTING PLAN
A1.1 SERIES	ARCHITECTURAL BUILDING PLANS AND ELEVATIONS

**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

NOTE(S):
1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH, MUTCD, AND NCDOT STANDARDS AND SPECIFICATIONS.



- LAYOUT NOTES:**
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, EDGE OF SIDEWALK, FACE OF CURB, CENTERLINE OF COLUMN AND FACE OF BUILDING WALL, UNLESS OTHERWISE NOTED. ALL RADII DIMENSIONS TO BACK OF CURB.
 - ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS REQUIRED IN SPECIFICATIONS.
 - ALL STRIPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE. ALL STRIPING WITHIN THE SITE TO BE WHITE PAINT.
 - ALL RADII TO BE 3'-0" BOC UNLESS OTHERWISE NOTED.
 - VERIFY ALL SETBACKS WITH LOCAL CODES.
 - A SEPARATE PERMIT AND APPROVAL IS REQUIRED FOR SIGNS.
 - ALL CURB RAMPS SHALL HAVE A DETECTABLE WARNING COMPLYING WITH SECTIONS 4.7.7 AND 4.29.2 OF THE ADA ACCESSIBILITY GUIDELINES (ADAAG).
 - CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
 - ALL NON-LANDSCAPED PARKING ISLANDS SHALL BE PAINTED WITH WHITE STRIPES 4" WIDE, AT 45° ADN 2 FEET ON CENTER.
 - CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
 - DETECTABLE WARNINGS ARE REQUIRED AT ANY CROSSWALK, OR ISLAND CUT THRU, WHERE THERE IS NO CHANGE IN ELEVATION (I.E. RAMP NOT PROVIDED).

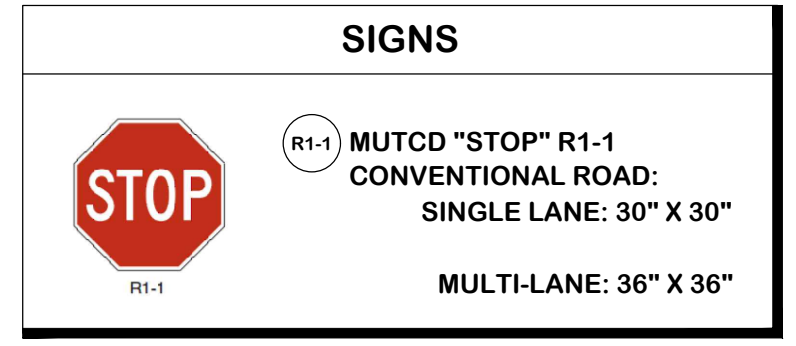
SITE DATA TABLE	
SITE ADDRESS:	8700 & 8620 WADFORD DRIVE RALEIGH, NC 27616
APPLICANT/OWNER:	8700 WADFORD DR PARTNERS, LLC 702 OBERLIN RD, STE 400 RALEIGH, NC 27605 PHONE: 919.582.3100 EMAIL: janthony@aacre.com
ENGINEER:	PABST DESIGN GROUP, PA 107 FAYETTEVILLE ST, STE 200 RALEIGH, NC 27601 919.848.4399
PIN(S):	1738-10-2802; 1738-10-4648
EXISTING ZONING:	COMMERCIAL MIXED USE (CX-3-PK-CU)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	MULTI-UNIT LIVING
PARCEL AREA:	GROSS AREA: LOT 3: 70,358 SF (1.615 ACRES) & LOT 2: 126,672 SF (2.908 ACRES) - SURVEY ROW DEDICATION: 6,387 SF (0.147 ACRES) NET AREA: 190,644 (4.377 ACRES)
OVERLAY DISTRICT:	NONE
PROPOSED BLDG. TYPE:	TOWNHOUSE
OUTDOOR AMENITY AREA:	REQUIRED: 19,064.4 SF (10% OF TOTAL SITE AREA) PROVIDED: AMENITY SPACE 1: 11,186.09 (5.87%) AMENITY SPACE 2: 1,798.71 (0.94%) AMENITY SPACE 3: 5,700.08 SF (2.99%) AMENITY SPACE 4: 489.02 SF (0.26%) TOTAL AMENITY AREA: 19,173.90 SF (10.06% OF TOTAL SITE AREA)
BUILDING/STRUCTURE SETBACKS (FEET):	PRIMARY (MIN.): 50' SIDE STREET (MIN.): 10' SIDE LOT LINE (MIN.): 0' OR 6' REAR LOT LINE (MIN.): 20' ALLEY (MIN.): 4' OR 20' MIN.
PARKING SETBACKS (FEET):	PRIMARY (MIN.): 50' SIDE STREET (MIN.): 10' SIDE LOT LINE (MIN.): 0' OR 3' REAR LOT LINE (MIN.): 3' ALLEY (MIN.): 4'
HEIGHT LIMITATIONS:	REQUIRED: 3 STORIES / 50' MAX PROPOSED: 40.625'
RIGHT-OF-WAY DEDICATION:	WADFORD DRIVE AREA: 6,386.6 SF (0.147 AC)
PARKING:	REQUIRED: 2 SPACE PER 3-BEDROOM UNIT 55 UNITS x 2 SPACES = 110 SPACES PROVIDED: 110 SPACES (1 VAN)
BIKE RACK(S):	REQUIRED: 1 SPACE PER 20 UNITS, MIN. 4 55 UNITS / 20 = 2.75 PROPOSED: 4
RIVER BASIN:	NEUSE RIVER
WATERSHED:	LOWER NEUSE RIVER
WATERSUPPLY WATERSHED:	NONE
IMPERVIOUS AREA:	PRE-DEVELOPED ONSITE IMPERVIOUS: 0 SF POST-DEVELOPED ONSITE IMPERVIOUS: 94,589 SF

LEGEND

①	PROPOSED UNIT NUMBERS
[Hatched Box]	RIGHT-OF-WAY TO BE DEDICATED
[Solid Grey Box]	PROPOSED CONCRETE
[Diagonal Lines Box]	PROPOSED LIGHT DUTY ASPHALT
[Cross-hatched Box]	EXISTING TREES TO REMAIN
[Red Dashed Line Box]	PROPOSED TREE CONSERVATION AREA (REPLACEMENT TCA)

KEY ITEM DESCRIPTION WIDTH

T2	THERMOPLASTIC WHITE STOP BAR	24"
TQ	THERMOPLASTIC WHITE CROSSWALK LINE	8"
QC	WHITE PAINT STRAIGHT ARROW	
QF	WHITE PAINT COMBO. LEFT/RIGHT ARROW	



EXISTING CURVE TABLE

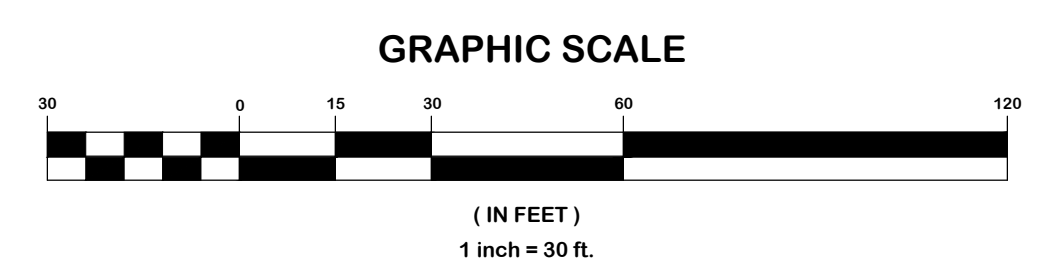
CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	BEARING
C1	5°57'27"	430.00'	44.71'	44.69'	N 65°53'52" W
C2	21°57'10"	370.00'	141.76'	140.90'	N 57°54'01" W
C3	52°06'01"	370.00'	336.45'	324.98'	N 20°52'26" W

PROPOSED CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	BEARING
C4	5°57'29"	438.00'	45.55'	45.53'	N 65°53'51" W
C5	74°03'11"	362.00'	467.87'	435.98'	N 31°51'11" W

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Phone: 919 848 4399 | Fax: 919 948 0951 | NC LICENSE NUMBER: C-3011

PREPARED FOR:
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DATE: 1.07.01.2020
PROJECT ENGINEER:
PABST DESIGN GROUP, PA
PROJECT CADD DESIGNER:
AVO
PROJECT SURVEYOR:
THOMPSON AND ASSOCIATES, PA

8700 WADFORD DRIVE
RALEIGH, WAKE COUNTY, NORTH CAROLINA
ADMINISTRATIVE SITE REVIEW PLAN
SITE LAYOUT PLAN

NO.	REVISION	DATE
1	REVISED PER COR COMMENTS	02/02/20
2	REVISED PER COR COMMENTS	02/02/20
3	REVISED PER COR COMMENTS	07/01/20

DRAWING SHEET
C-2.0
PROJECT NUMBER
555-21



1ST FLOOR



2'-0"
 8'-0" 4'-1 1/2"
 1'-4 3/4"
 8'-0" 4'-1 1/2"
 1'-4 3/4"
 1'-0" 8'-1 1/2"
 35'-8 1/4"

Inglesham Dr.
Holly Springs, NC

TightLines Designs
creating great places to live

19 W. Hargett St, Suite 501 • Raleigh, NC 27601
919.834.3600 • www.tightlinesdesigns.com

**Wadford
Townhomes**

date 03.19.21
 drafter C.L.B.
 checked by D.S.M.
 proj. no. T-21026.2
 revisions date

16' Wide Units

A1.1