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 <u>TC-14-19</u> 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 <u>Permit and Development Portal</u> . (Note: There is a fee for this verification service.)					
Site Plan Tier: Tier Two Site Plan	Tier Three Si	te Plan 🗸			
Building Type		Site Transaction History			
Detached Attached Apartment Townhouse	General Mixed use Open lot Civic	Subdivision case #: SUB-0008-2021 Scoping/sketch plan case #: Certificate of Appropriateness #: Board of Adjustment #: Zoning Case #: Z-13-20 Administrative Alternate #:			
	GENERAL INI				
Development name: Multi-Family South					
Inside City limits? Yes V No	•				
Property address(es): 126 Penmarc Drive					
Site P.I.N.(s): 1703 40 6591					
Please describe the scope of work. Include any additions, expansions, and change of use.					
Construction of 280 unit mulit-family building with ground floor retail and associated structured parking.					
Current Property Owner/Developer Contact Name:					
NOTE: please attach purchase agreement	t when submit	ting this form.			
Company: MK South III LLC Title: Steve Malik, Managing Member					
Address: c/o Kane Realty, 4321 Las	siter at Nor	th Hills Ave, Raleigh, NC 27609			
Phone #: 919-719-3573	Email: Ihobb	s@kanerealtycorp.com			
Applicant Name: David Boyette, PE, Project Manager					
Company: McAdams Address: One Glenwood Ave., Suite 201, Raleigh, NC 27603					
Phone #: 919.244.9528 Email: boyette@mcadamsco.com					

Page **1** of **2**

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):	Existing gross floor area (not to be demolished): 0 sf					
CX-40-CU	Existing gross floor area to be demolished:					
Gross site acreage: 1.65 ac	New gross floor area: 398,622					
# of parking spaces required: 283	Total sf gross (to remain and new): 398,622					
# of parking spaces proposed: 305	Proposed # of buildings: 1					
Overlay District (if applicable): n/a	Proposed # of stories for each: 7					
Existing use (UDO 6.1.4): Vacant						
Proposed use (UDO 6.1.4): Mixed Use (multi-family & Retail)						
STORMWATER	INFORMATION					
Existing Impervious Surface:	Proposed Impervious Surface:					
Acres: 0						
Neuse River Buffer Yes No ✔	Wetlands Yes No ✔					
RESIDENTIAL DE						
Total # of dwelling units: 280 # of bedroom units: 1br 255 2br 25 3br	Total # of hotel units: 0 4br or more					
# of bedroom units: 1br 255 2br 25 3br # of lots: 1	Is your project a cottage court? Yes No					
# Of Iots.	is your project a cottage court:					
	- DI 001/					
SIGNATUR						
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, Jr, 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 will expire after 180 days of inactivity.						
Signature: Date:						
Printed Name: Steve Malik, Managing Member						

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7				-
his form is red 0.2.8. Please	quired when submitting check the appropriate	site plans as reference building types and inc	ed in Unified Development Ordinance (l lude the plan checklist document when s	JDO) Section submitting.
Office Use O	nly: Case #:		Planner (print):	
ssistance det	UDO Section 10.2.8. a ermining a Site Plan Ti velopment Portal. (Not	er is needed a Site Pla	ange case <u>TC-14-19</u> to determine the sit an Tier Verification request can be subm is verification service.)	e plan tier. If itted online via the
Site Plan Tie	r: Tier Two Site Plan	Tier Three S	Site Plan 🗸	
	Building Type		Site Transaction Hist	ory
	Detached Attached	General Mixed use	Scoping/sketch plan case #:	
	Apartment	Open lot	Certificate of Appropriateness #: Board of Adjustment #:	- B
	Townhouse	Civic	Zoning Case #: Z-13-20 Administrative Alternate #:	
		GENERAL IN	NFORMATION	
	name: Multi-Family	South		
Inside City lin Property addr				
	ess(es): 126 P 1703 40 6591	enmarc D	rive	
Please descri	be the scope of work.		expansions, and change of use. round floor retail and associated str	uctured parking.
2		See as the field	3.455.554.5	
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	Kane Realty, 4 <i>32</i> 9-719-3573		rth Hills Ave, Raleigh, NC 2760 bs@kanerealtycorp.com	J 3
Applicant Nar	ne:David Boyette,	PE, Project Man	ager	List Na sees
Company: Mo Phone #: 919			ie Glenwood Ave., Suite 201, Ra	1610h NC 27603
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age 1 of 2		DEVELOPMENT TYPE	ette@mcadamsco.com + SITE DATE TABLE	REVISION 02.19.21
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MULTI-FAMILY SOUTH

126 PENMARC DRIVE

RALEIGH, NORTH CAROLINA 27603 **ADMINISTRATIVE SITE REVIEW**

CITY OF RALEIGH CASE #: ASR-0098-2021

PROJECT NUMBER: 2021-110149

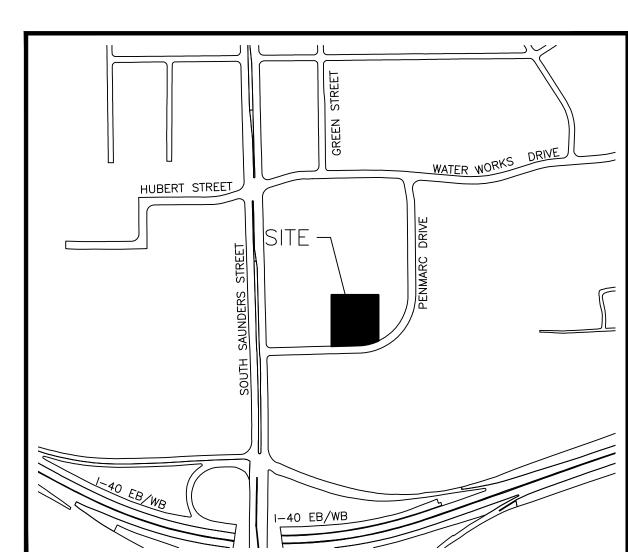
DATE: NOVEMBER 10, 2021

REVISED FEBRUARY 24, 2022

REVISED JUNE 01, 2022 LY 07, 2022

SITE DATA			REVISED JUL
SITE ADDRESS:	126 PENMARC DRIVE RALEIGH	, NORTH CAR	OLINA, 27603
PARCEL PIN NUMBER:	1703406591		
EXISTING ZONING:	(CX-40-UL-CU (REZONING CASE #Z-13-20)		
OVERLAY DISTRICT:	SHOD-2		
WATERSHED:	WALNUT CREEK		
FLOODPLAIN/FIRM PANEL:	NO		
SITE AREA:	GROSS SITE AREA: RIGHT-OF-WAY DEDICATION: NET SITE AREA:	1.89 ACRES, 0.00 ACRES, 1.89 ACRES,	0 SF
OUTDOOR AMENITY AREA:	REQUIRED: PROVIDED:		8,248 SF (82,480 SF * 10%) 8,442 SF ALL AT GROUND LEVEL
SEATING & TREES REQUIRED:	REQUIRED:		LF / 50 SF = 8,248 / 50 = 165 LF CALIPER / 1,000 SF = 8,248 / 1,000 = 8 TREES
TREE CONSERVATION	TREE CONSERVATION AREA RE SUBDIVISION SUBMITTAL CAS		S MET FOR SITE THROUGH PRELIMINARY 3-2021
VEHICLE PARKING * -UL FRONTAGE; PARKING PER UDO SEC. 7.1.3.C	LOT 21 1-BR (208 UNITS) 2-BR (66 UNITS) 3-BR (2 UNITS) RESTAURANT (14,168 SF) RETAIL (0 SF) TOTAL: REQUIRED: PROVIDED:	66 SPACES (2 SPACES (1 8 SPACES (1 0 SPACES (1 284 SPACES	(1st 16 DWELLING UNITS EXEMPT) ZE SPACES ACT SPACES
	ACCESSIBLE PARKING REQUIRED: PROVIDED:	6 SPACES (1	OF WHICH MUST BE VAN) OF WHICH ARE VAN)
BICYCLE PARKING		O LONG-TER O SHORT-TE O LONG-TER 4 SHORT-TE 4 LONG-TER	ERM (1.0 PER 20 UNITS, MIN. 4) IM (NOT REQUIRED) RM (1.0 PER 10,000 SF, MIN. 4) IM (1.0 PER 5,000 SF, MIN. 4) RM (1.0 PER 50,000 SF, MIN. 4) IM (1.0 PER 25,000 SF, MIN. 4) IM (1.0 PER 25,000 SF, MIN. 4)
	REQUIRED: PROVIDED:	18 SHORT-T 4 LONG-TER 18 SHORT-T	M
	TROVIDED.	4 LONG-TER	
BUILD-TO REQUIREMENTS * -UL FRONTAGE	PRIMARY STREET BUILD-TO (N BLDG. WIDTH IN PRIMARY BU SIDE STREET BUILD-TO (MIN/I BLDG. WIDTH IN SIDE BUILD-T	IILD-TO (MIN) MAX)	0'/20' 50% 0'/20' 25%
PROPOSED BUILD-TO *CENTERLINE STREET AND RIGBY STREET ARE DESIGNATED AS PRIMARY STREETS; STREET "B" IS PRIVATE THEREFORE BUILD-TO DOES NOT APPLY	REQUIRED ALONG CENTERLIN PROVIDED ALONG CENTERLIN REQUIRED ALONG RIGBY STRI PROVIDED ALONG RIGBY STRI REQUIRED ALONG STREET "B' PROVIDED ALONG STREET "B'	IE STREET EET EET	141 LF OF 281.5 LF OF FRONTAGE (50%, 0'-20') 241.6 LF OF 281.5 LF (85.8%) 146.5 LF OF 293.0 LF OF FRONTAGE (50%, 0'-20') 258.4 LF OF 293.0 LF (88.2%) NOT APPLICABLE - PRIVATE STREET NOT APPLICABLE - PRIVATE STREET
BUILDING/STRUCTURE SETBACKS:	FROM PRIMARY STREET (MIN) FROM SIDE STREET (MIN): FROM SIDE LOT LINE (MIN): FROM REAR LOT LINE (MIN): FROM ALLEY (MIN):):	0' PER UDO SEC. 3.4.7 0' PER UDO SEC. 3.4.7 0' OR 6' 0' OR 6' 5'
PARKING SETBACKS:	FROM PRIMARY STREET (MIN) FROM SIDE STREET (MIN): FROM SIDE LOT LINE (MIN): FROM REAR LOT LINE (MIN): FROM ALLEY (MIN):):	10' 10' 0' OR 3' 0' OR 3' 5'

WATERSHED:	WALNUT CREEK		
FLOODPLAIN/FIRM PANEL:	NO		
SITE AREA:	GROSS SITE AREA: RIGHT-OF-WAY DEDICATION: NET SITE AREA:	1.89 ACRES, 82,480 SF 0.00 ACRES, 0 SF 1.89 ACRES, 82,480 SF	
OUTDOOR AMENITY AREA:	REQUIRED: PROVIDED:	0.19 ACRES, 8,248 SF (82,480 SF * 10%) 0.19 ACRES, 8,442 SF ALL AT GROUND LEVEL	
SEATING & TREES REQUIRED:	REQUIRED:	SEATING - 1LF / 50 SF = 8,248 / 50 = 165 LF TREES - 1-2" CALIPER / 1,000 SF = 8,248 / 1,000 = 8 TREES	
TREE CONSERVATION	TREE CONSERVATION AREA RI SUBDIVISION SUBMITTAL CAS	EQUIREMENTS MET FOR SITE THROUGH PRELIMINARY	
VEHICLE PARKING * -UL FRONTAGE; PARKING PER UDO SEC. 7.1.3.C	LOT 21 1-BR (208 UNITS) 2-BR (66 UNITS) 3-BR (2 UNITS) RESTAURANT (14,168 SF) RETAIL (0 SF) TOTAL: REQUIRED: PROVIDED: ACCESSIBLE PARKING REQUIRED: PROVIDED:	208 SPACES (1.0 PER UNIT) 66 SPACES (1.0 PER UNIT) 2 SPACES (1.0 PER UNIT) 8 SPACES (1.0 PER 500 SF LESS 1ST 10,000 SF) 0 SPACES (1.0 PER 500 SF) 284 SPACES 268 SPACES (1st 16 DWELLING UNITS EXEMPT) 222 FULL SIZE SPACES 53 COMPACT SPACES 275 TOTAL SPACES 6 SPACES (1 OF WHICH MUST BE VAN) 7 SPACES (3 OF WHICH ARE VAN)	NOT
BICYCLE PARKING	LOT 21 MULTI-FAM (276 UNITS) NON-RESIDENTIAL (0 SF)	14 SHORT-TERM (1.0 PER 20 UNITS, MIN. 4) 0 LONG-TERM (NOT REQUIRED) 0 SHORT-TERM (1.0 PER 10,000 SF, MIN. 4) 0 LONG-TERM (1.0 PER 5,000 SF, MIN. 4) 4 SHORT-TERM (1.0 PER 50,000 SF, MIN. 4) 4 LONG-TERM (1.0 PER 25,000 SF, MIN. 4) 18 SHORT-TERM 4 LONG-TERM 18 SHORT-TERM 4 LONG-TERM	2. WI FEI AB 3. CEI 1. STF
BUILD-TO REQUIREMENTS * -UL FRONTAGE PROPOSED BUILD-TO *CENTERLINE STREET AND RIGBY STREET ARE DESIGNATED AS PRIMARY STREETS; STREET "B" IS PRIVATE THEREFORE BUILD-TO DOES NOT APPLY	PRIMARY STREET BUILD-TO (I BLDG. WIDTH IN PRIMARY BL SIDE STREET BUILD-TO (MIN/ BLDG. WIDTH IN SIDE BUILD- REQUIRED ALONG CENTERLIN PROVIDED ALONG CENTERLIN REQUIRED ALONG RIGBY STR PROVIDED ALONG RIGBY STR REQUIRED ALONG STREET "B'	JILD-TO (MIN) 50% (MAX) 0'/20' TO (MIN) 25% NE STREET 141 LF OF 281.5 LF OF FRONTAGE (50%, 0'-20') NE STREET 241.6 LF OF 281.5 LF (85.8%) EET 146.5 LF OF 293.0 LF OF FRONTAGE (50%, 0'-20') EET 258.4 LF OF 293.0 LF (88.2%)	2. A Pringh
BUILDING/STRUCTURE SETBACKS:	PROVIDED ALONG STREET "B' FROM PRIMARY STREET (MIN): FROM SIDE STREET (MIN): FROM SIDE LOT LINE (MIN): FROM REAR LOT LINE (MIN): FROM ALLEY (MIN):		5. ALL LAT DR/ 6. ALL COI
PARKING SETBACKS:	FROM PRIMARY STREET (MIN) FROM SIDE STREET (MIN):	10'	7. ALL





VICINITY MAP N.T.S.

raleighnc.gov



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3-3	ALTA/NSPS & TOPOGRAPHIC SURVEY
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C0.04	COMMUNITY MEETING DOCUMENTATION
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C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN
C3.00	GRADING PLAN
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L7.90

A200

A201

A202

A501A **ELEVATIONS - ZONING CALCULATIONS ELEVATIONS - ZONING CALCULATIONS** A502A

PLANTING & SOILS DETAILS

HE MINIMUM CORNER CLEARANCE FOR A DRIVEWAY FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET ROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE. RSDM

ITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, NCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET BOVE THE CURB ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

ENTERLINE STREET AND RIGBY STREET ARE MIXED USE STREETS; THUS, WE HAVE DESIGNATED THEM AS PRIMARY.

HT-OF-WAY OBSTRUCTION NOTES

REET, LANE, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF NY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.

PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO htofwayservices@raleighnc.gov AT www.raleighnc.gov KEYWORD "RIGHT-OF-WAY SERVICES.

IOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING SPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE

IE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR DEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.

L TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE TEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES". NCDOT "ROADWAY STANDARD RAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.

L PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY. DICERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT ITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE ANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

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.

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

SOLID WASTE INSPECTION STATEMENT:

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY PRIVATE SERVICES. THE CITY OF RALEIGH SOLID WASTE SERVICES (SWS) WILL NOT SERVICE THIS DESIGN.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) 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.

GSI TRACKING TABLE

ASR NUMBER	CITY CASE NUMBER	PROJECT NAME	GSI MEASURES INLUDED
1	ASR-0098-2021	MULTI-FAMILY SOUTH	NONE
2	ASR-0099-2021	CENTRAL OFFICE	PLANTER BOXES, BIORETENTION AREAS, PERMEABLE PAVER

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

**ZONING CASE Z-13-20 - GSI MEASURES IMPLEMENTED TO MEET ZONING REQUIREMENT #10.



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

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

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CONTACT

David Boyette boyette@mcadamsco.com

PHONE: 919. 244. 9528

CLIENT

KANE REALTY CORPORATION 4321 LASSITER AT NORTH HILLS AVE SUITE 250 RALEIGH, NC 27609



PROJECT DIRECTORY

KANE REALTY CORPORATION 4321 LASSITER AT NORTH HILLS AVE SUITE 250 RALEIGH, NC 27609



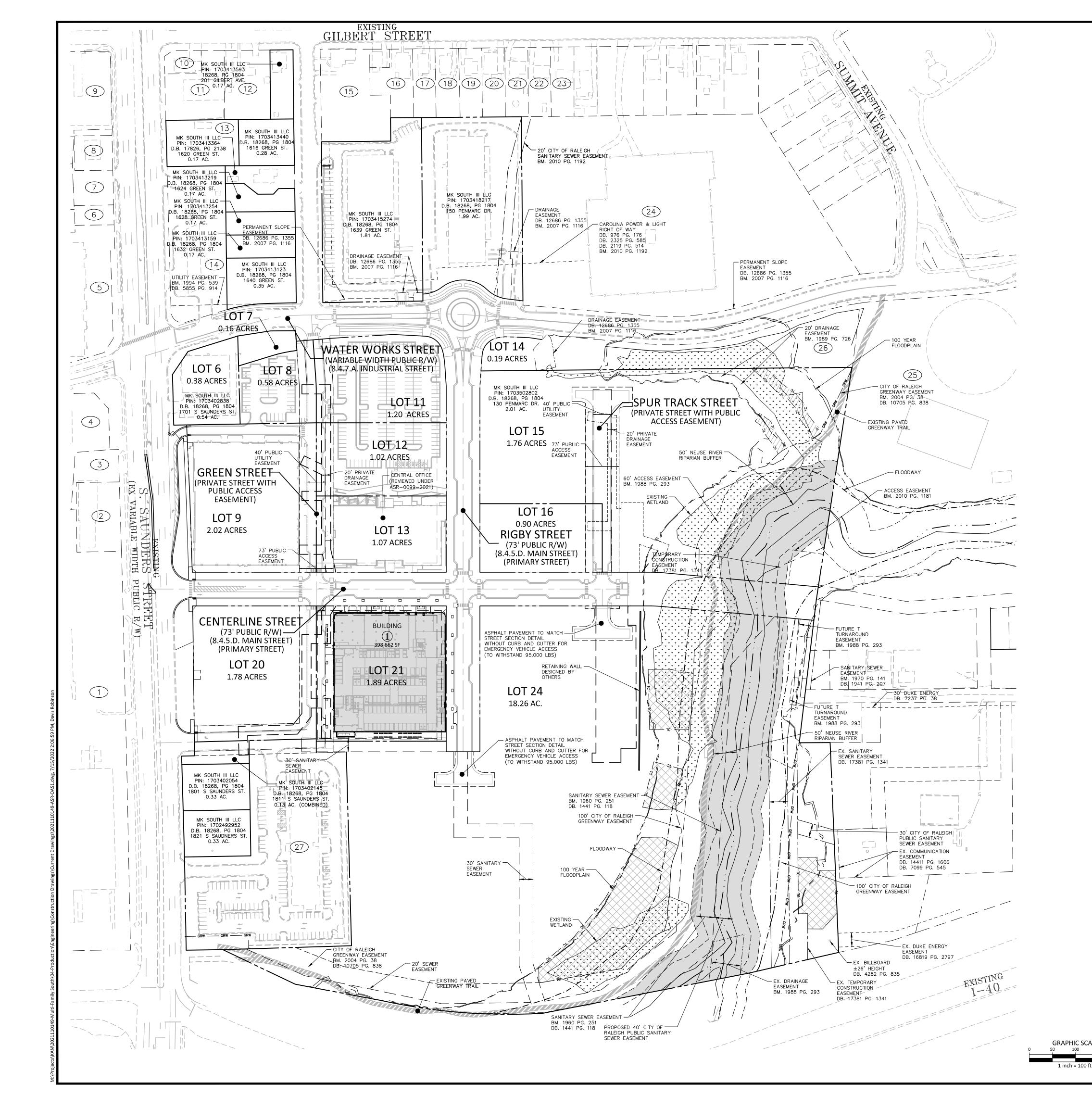
REVISIONS

1 02.24.2022 CITY OF RALEIGH COMMENTS 2 06.01.2022 CITY OF RALEIGH COMMENTS 3 07.07.2022 CITY OF RALEIGH COMMENTS

ADMINISTRATIVE SITE

REVIEW FOR:

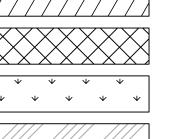
MULTI-FAMILY SOUTH DRAWINGS RALEIGH, NORTH CAROLINA, 27603 PROJECT NUMBER: 2021110149



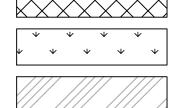
SITE LEGEND

SIGNAGE YARD LIGHTS LIGHT POLE POWER POLE TRAFFIC DIRECTIONAL ARROW ACCESSIBLE PARKING STALL VAN VAN ACCESSIBLE PARKING STALL PARKING SPACE COUNT ACCESSIBLE RAMPS ● ● ● ● ● ● ● ● ■ ACCESSIBLE ROUTE PHASE LINE PROPERTY LINE RIGHT-OF-WAY LINE LOT LINE EASEMENT LINE CENTERLINE

PRIMARY TCA AREA



SECONDARY TCA AREA



EXISTING WETLAND

EXISTING GREENWAY

NOTES:

- 1. ALL INFRASTRUCTURE AND UTILITIES PROPOSED IN PRELIMINARY SUBDIVISION CASE #: SUB-0008-2021 AND SPR-0135-2022.
- 2. C2.00 ONLY SHOWING PHASE 1 OF SUBDIVISION

PROPERTY TABLE

PARCEL#	OWNER	PIN	EXISTING USE	ZONING
1	FLOWSERVE US INC	1703304321	REG MX	IH
2	NEW GROUP LLC	1703309690	INDUSTRIAL	IX-3-PL
3	NEW GROUP LLC	1703309780	VACANT	IX-3-PL
4	FTPA STORAGE RALEIGH LLC	1703307764	COMMERCIAL	IX-3-PL
5	ROBERT ROBERSON SS LLC	1703318067	FLEX WHSE	IX-3-PL
6	DEVINCENZO, BRUCE DEVINCENZO, SONDRA	1703319285	VACANT	CX-3-PL
7	DEVINCENZO, BRUCE DEVINCENZO, SONDRA	1703319382	VACANT	CX-3-PL
8	DEVINCENZO, BRUCE DEVINCENZO, SONDRA	1703319389	COMMERCIAL	CX-3-PL
9	ROWDY RIDGEBACKS HOLDINGS LLC	1703319512	COMMERCIAL	NX-3
10	RIGHT FORCE	1703411588	RES/BUS	NX-3-PL
11	HOBBY FAMILY LLC	1703412512	COMMERCIAL	CX-3-PL
12	VIVAS, ABEL ZENON VIVAS, MARIA C	1703413523	RESI	R-6
13	MK SOUTH III	1703412400	VACANT	CX-40-UL-C
14	QUALITY OIL COMPANY LLC	1703412108	INDUSTRIAL	NX-3-PL
15	IRBY, WILLIAM S	1703415534	RESI	R-6
16	FIND AN ACORN LLC	1703416544	RESI	R-6
17	RIGHT FORCE INC	1703417504	RESI	R-6
18	RIGHT FORCE INC	1703417554	RESI	R-6
19	FIND AN ACORN LLC	1703418504	RESI	R-6
20	RIGHT FORCE INC	1703418554	RESI	R-6
21	HACHMEISTER, MARIAH C	1703419505	RESI	R-6
22	RIGHT FORCE INC	1703419554	RESI	R-6
23	HOBBS, DAVID G HOBBS, HELEN R	1703510515	RESI	R-6
24	DUKE ENERGY PROGRESS INC	1703512225		R-6
25	RALEIGH CITY OF	1703509721	POWER HS	IX-3
26	RALEIGH CITY OF	1703503926	POWER HS	R-6
27	BW RRI I LLC	1702494929	REG MX	CX-40-UL-C

SEE SHEET CO.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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







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

Raleigh, NC 27603 phone 919. 823. 4300 fax 919. 361. 2269

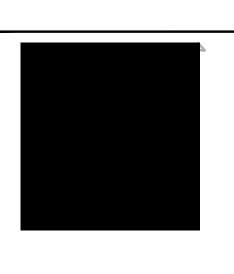
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CLIENT

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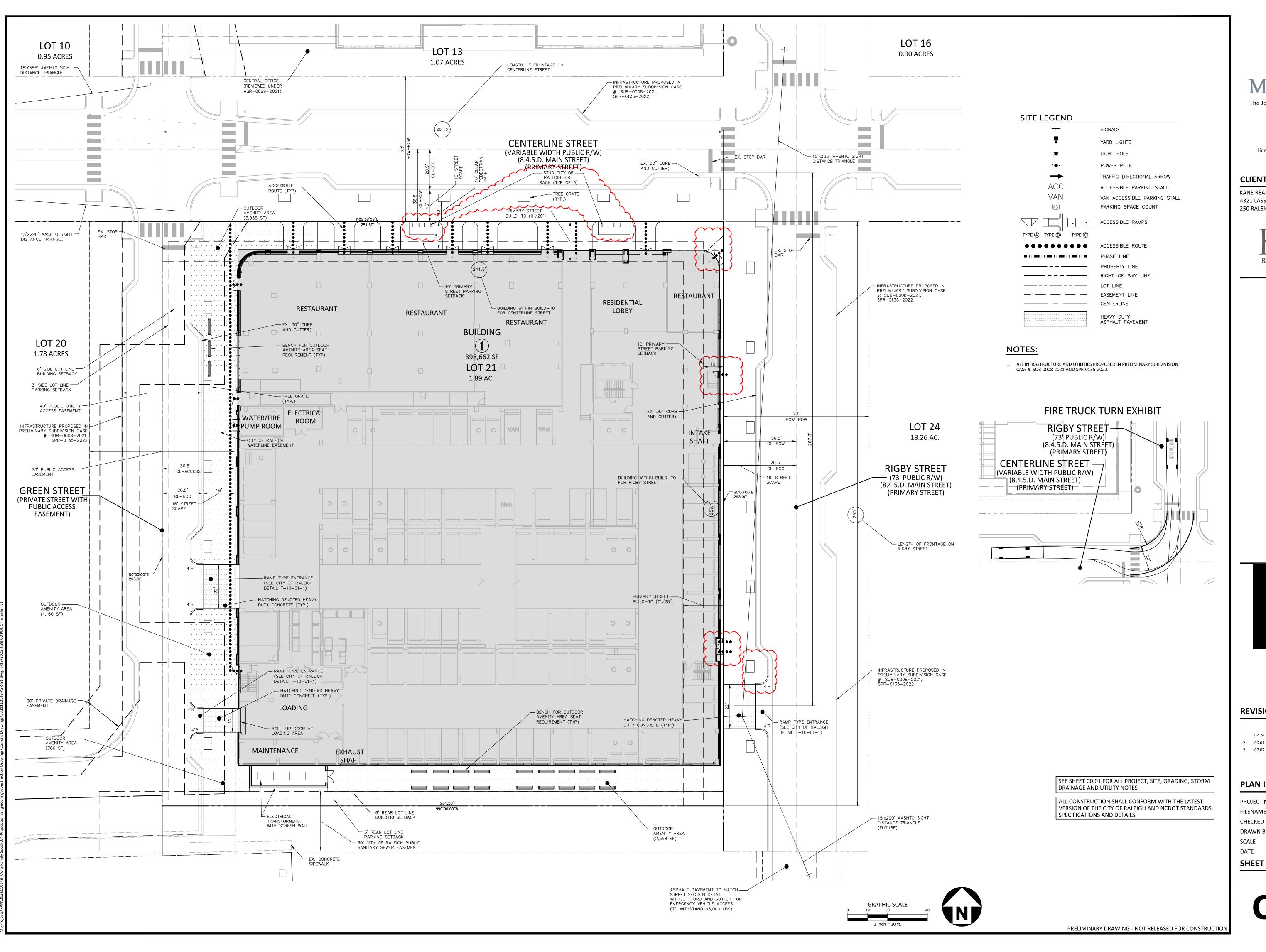
2 07.07.2022 CITY OF RALEIGH COMMENTS

PLAN INFORMATION

PROJECT NO. 2021110149 FILENAME 2021110149-ASR-OAS1 CHECKED BY

DRAWN BY SCALE 1"=100' DATE 11. 10. 2021

SHEET **OVERALL SITE PLAN**





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

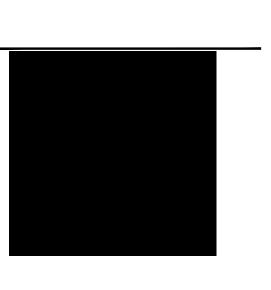
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PROJECT NO. 2021110149 FILENAME 2021110149-ASR-S1 CHECKED BY DRAWN BY

SCALE 1"=20' DATE 11. 10. 2021

SITE PLAN

