

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 <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/> | | | |
|--|---|--|--|
| Building Type | | Site Transaction History | |
| <input type="checkbox"/> Detached | <input checked="" type="checkbox"/> General | Subdivision case #: SUB-0008-2021 | |
| <input type="checkbox"/> Attached | <input type="checkbox"/> Mixed use | Scoping/sketch plan case #: _____ | |
| <input type="checkbox"/> Apartment | <input type="checkbox"/> Open lot | Certificate of Appropriateness #: _____ | |
| <input type="checkbox"/> Townhouse | <input type="checkbox"/> Civic | Board of Adjustment #: _____ | |
| | | Zoning Case #: Z-13-20 | |
| | | Administrative Alternate #: _____ | |
| GENERAL INFORMATION | | | |
| Development name: Multi-Family South | | | |
| Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | | | |
| 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 multi-family building with ground floor retail and associated structured parking. | | | |
| Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form. | | | |
| Company: MK South III LLC | | Title: Steve Malik, Managing Member | |
| Address: c/o Kane Realty, 4321 Lassiter at North Hills Ave, Raleigh, NC 27609 | | | |
| Phone #: 919-719-3573 | | Email: lhobbs@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 | |

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-40-CU | Existing gross floor area (not to be demolished): 0 sf |
| | Existing gross floor area to be demolished: 0 |
| 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: Acres: 0 Square Feet: 0 | Proposed Impervious Surface: Acres: 1.36 Square Feet: 59,285 |
| Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | |
| If yes, please provide: n/a | |
| Alluvial soils: n/a | |
| Flood study: n/a | |
| FEMA Map Panel #: n/a | |
| Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

RESIDENTIAL DEVELOPMENTS

| | |
|--|--|
| Total # of dwelling units: 280 | Total # of hotel units: 0 |
| # of bedroom units: 1br 255 2br 25 3br | 4br or more |
| # of lots: 1 | Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

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, 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: 
Printed Name: Steve Malik, Managing Member

Date: 11/10/21

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| | | |
|--|---|--|
| Site Plan Tier: | Tier Two Site Plan <input type="checkbox"/> | Tier Three Site Plan <input checked="" type="checkbox"/> |
| Building Type | Site Transaction History | |
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| <input type="checkbox"/> Attached | <input checked="" type="checkbox"/> Mixed use | Scoping/sketch plan case #: |
| <input type="checkbox"/> Apartment | <input type="checkbox"/> Open lot | Certificate of Appropriateness #: |
| <input type="checkbox"/> Townhouse | <input type="checkbox"/> Civic | Board of Adjustment #: |
| | | Zoning Case #: Z-13-20 |
| | | Administrative Alternate #: |
| GENERAL INFORMATION | | |
| Development name: Multi-Family South | | |
| Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | | |
| 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 276 unit multi-family building with ground floor retail and associated structured parking. | | |
| Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form. | | |
| Company: MK South III LLC | | Title: Steve Malik, Managing Member |
| Address: c/o Kane Realty, 4321 Lassiter at North Hills Ave, Raleigh, NC 27609 | | |
| Phone #: 919-719-3573 | | Email: lhobbs@kanerealtycorp.com |
| Applicant Name: David Boyette, PE, Project Manager | | |
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| Phone #: 919.244.9528 | | Email: boyette@mcadamsco.com |

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REVISION 02.19.21

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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-40-UL-CU | Existing gross floor area (not to be demolished): 0 sf |
| Gross site acreage: 1.89 ac | Existing gross floor area to be demolished: 0 |
| # of parking spaces required: 268 | New gross floor area: 398,622 |
| # of parking spaces proposed: 305 | Total sf gross (to remain and new): 398,622 |
| Overlay District (if applicable): SHOD-2 | Proposed # of buildings: 1 |
| Existing use (UDO 6.1.4): Vacant | Proposed # of stories for each: 7 |
| Proposed use (UDO 6.1.4): Mixed Use (multi-family & Retail) | |

| STORMWATER INFORMATION | |
|--|--|
| Existing Impervious Surface: Acres: 0 Square Feet: 0 | Proposed Impervious Surface: Acres: 1.51 ac Square Feet: 65,863 |
| Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | |
| If yes, please provide: <i>n/a</i> | |
| Alluvial soils: <i>n/a</i> | |
| Flood study: <i>n/a</i> | |
| FEMA Map Panel #: <i>n/a</i> | |
| Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

| RESIDENTIAL DEVELOPMENTS | |
|---|--|
| Total # of dwelling units: 276 | Total # of hotel units: 0 |
| # of bedroom units: 1br 208 2br 66 3br 2 4br or more | |
| # of lots: 1 | Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

| 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, 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 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: <i>David M Boyette, Jr</i> | Date: 11/16/21 |
| Printed Name: Steve Malik, Managing Member | |

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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

REVISED JULY 07, 2022

SITE DATA

| | | |
|--|--|---|
| SITE ADDRESS: | 126 PENMARC DRIVE RALEIGH, NORTH CAROLINA, 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: 1.89 ACRES, 82,480 SF RIGHT-OF-WAY DEDICATION: 0.00 ACRES, 0 SF NET SITE AREA: 1.89 ACRES, 82,480 SF | |
| OUTDOOR AMENITY AREA: | REQUIRED: 0.19 ACRES, 8,248 SF (82,480 SF * 10%) PROVIDED: 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 REQUIREMENTS MET FOR SITE THROUGH PRELIMINARY SUBDIVISION SUBMITTAL CASE #: SUB-0008-2021 | |
| 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: 268 SPACES (1st 16 DWELLING UNITS EXEMPT) PROVIDED: 222 FULL SIZE SPACES 53 COMPACT SPACES 275 TOTAL SPACES ACCESSIBLE PARKING REQUIRED: 6 SPACES (1 OF WHICH MUST BE VAN) PROVIDED: 7 SPACES (3 OF WHICH ARE VAN) | 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 |
| BICYCLE PARKING | LOT 21 MULTI-FAM (276 UNITS) NON-RESIDENTIAL (0 SF) RESTAURANT/BAR (14,168 SF) REQUIRED: PROVIDED: | 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 |
| BUILD-TO REQUIREMENTS * UL FRONTAGE | PRIMARY STREET BUILD-TO (MIN/MAX) BLDG. WIDTH IN PRIMARY BUILD-TO (MIN) SIDE STREET BUILD-TO (MIN/MAX) BLDG. WIDTH IN SIDE BUILD-TO (MIN) | 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 CENTERLINE STREET PROVIDED ALONG CENTERLINE STREET REQUIRED ALONG RIGBY STREET PROVIDED ALONG RIGBY STREET REQUIRED ALONG STREET "B" PROVIDED ALONG STREET "B" | 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' |

NOTES

- THE MINIMUM CORNER CLEARANCE FOR A DRIVEWAY FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRoACH ON THIS MINIMUM CORNER CLEARANCE. RSDM SECTION 6.5.2.D.
- WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.
- CENTERLINE STREET AND RIGBY STREET ARE MIXED USE STREETS; THUS, WE HAVE DESIGNATED THEM AS PRIMARY.

RIGHT-OF-WAY OBSTRUCTION NOTES

- STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
- A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO rightofwayservices@raleighnc.gov AT www.raleighnc.gov KEYWORD "RIGHT-OF-WAY SERVICES".
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL 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.

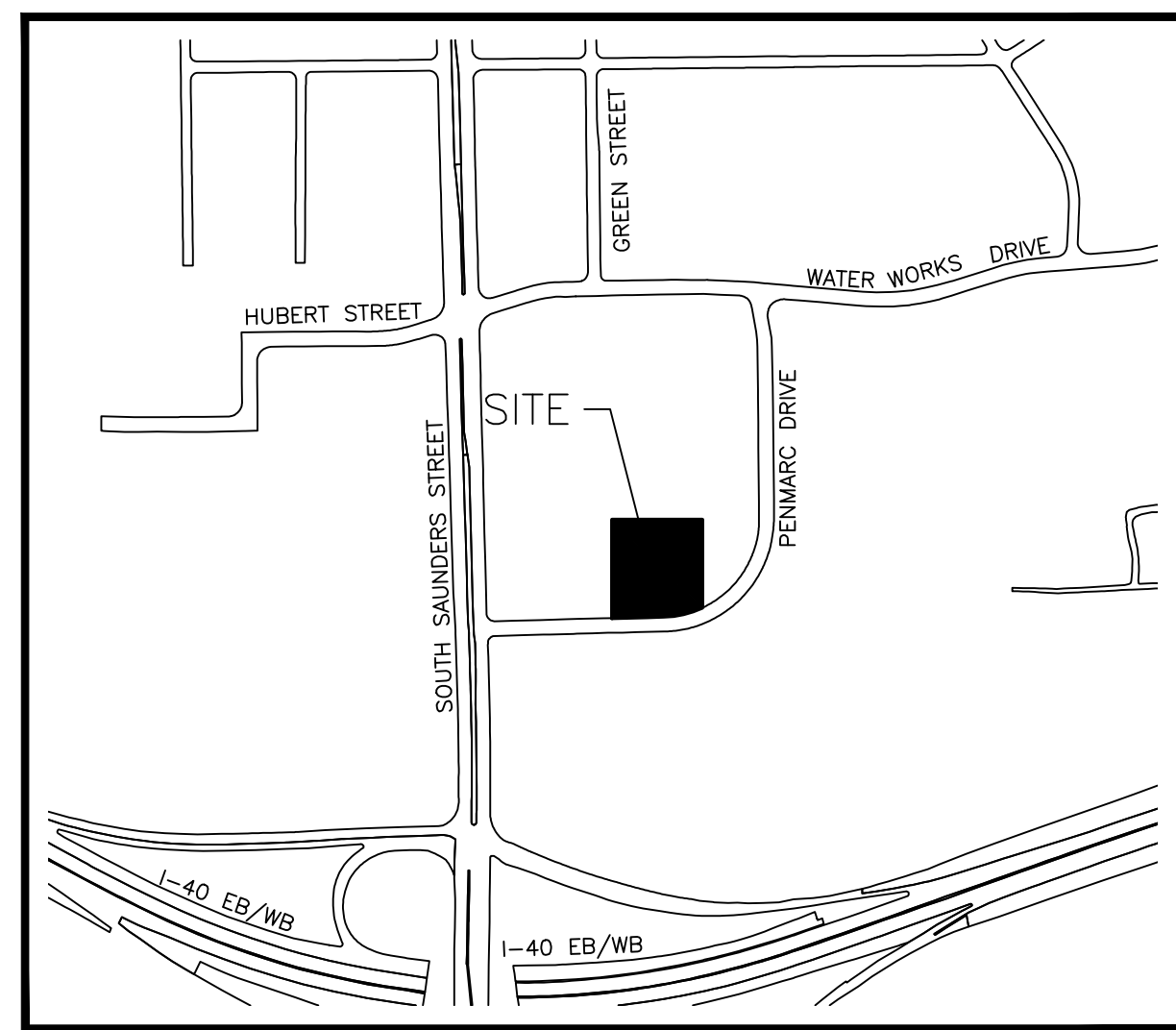
Failure to call for Inspection, install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a **Fine and Possible Exclusion** from future work in the City of Raleigh.

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.

VICINITY MAP
N.T.S.Know what's below.
Call before you dig.

SHEET INDEX

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| 3-3 | ALTA/NSPS & TOPOGRAPHIC SURVEY |
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| C0.02 | ZONING CONDITIONS |
| C0.03 | TRIP GENERATION TABLES |
| C0.04 | COMMUNITY MEETING DOCUMENTATION |
| C1.01 | DEMOLITION PLAN |
| C2.00 | OVERALL SITE PLAN |
| C2.01 | SITE PLAN |
| C3.00 | GRADING PLAN |
| C4.00 | UTILITY PLAN |
| C8.00 | SITE DETAILS |
| C8.01 | SITE DETAILS |
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| C8.03 | WATER DETAILS |
| C8.04 | WATER DETAILS |
| C8.05 | SEWER DETAILS |
| C8.06 | SEWER DETAILS |
| L2.00 | TREE CONSERVATION PLAN |
| L7.00 | PLANTING PLAN |
| L7.90 | PLANTING & SOILS DETAILS |

| | |
|-------|----------------------------------|
| A200 | G1 LEVEL PLAN |
| A201 | 1ST FLOOR PLAN |
| A202 | 2ND FLOOR PLAN |
| A501A | ELEVATIONS - ZONING CALCULATIONS |
| A502A | ELEVATIONS - ZONING CALCULATIONS |

GSI TRACKING TABLE

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

**ZONING CASE 2-13-20 - GSI MEASURES IMPLEMENTED TO MEET ZONING REQUIREMENT #10.



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. 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

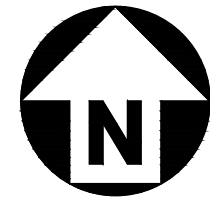
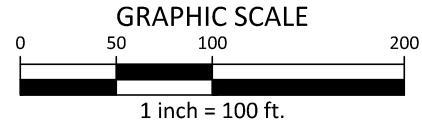
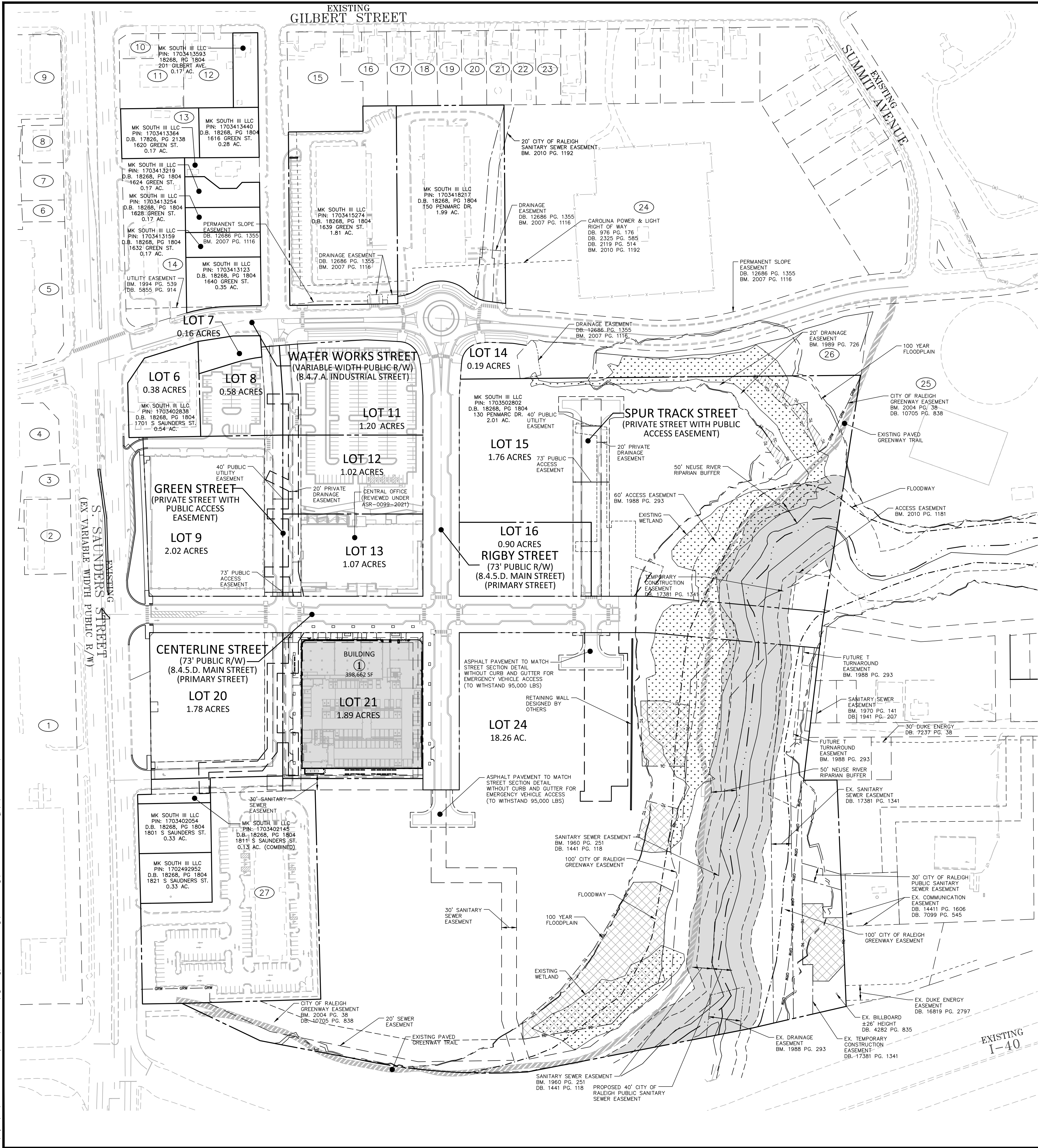
| | | |
|---|------------|--------------------------|
| 1 | 02.24.2022 | CITY OF RALEIGH COMMENTS |
| 2 | 06.01.2022 | CITY OF RALEIGH COMMENTS |
| 3 | 07.07.2022 | CITY OF RALEIGH COMMENTS |

ADMINISTRATIVE SITE
REVIEW FOR:

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

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

I:\Projects\MANA\20211101-09 Multi-Family South\04-Production\Engineering\Construction Drawings\Current Drawings\20211101-09-ASR-OAS1.dwg, 7/15/2022 2:06:49 PM, Davis Robinson



SITE LEGEND

| | |
|--|------------------------------|
| | SIGNAGE |
| | YARD LIGHTS |
| | LIGHT POLE |
| | POWER POLE |
| | TRAFFIC DIRECTIONAL ARROW |
| | ACCESSIBLE PARKING STALL |
| | 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 TRAIL |

NOTES:

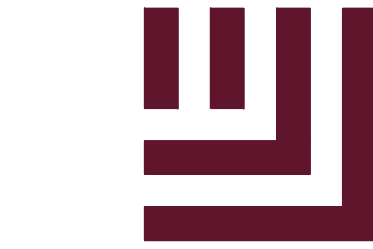
- ALL INFRASTRUCTURE AND UTILITIES PROPOSED IN PRELIMINARY SUBDIVISION
- CASE #1: SUB-0008-2021 AND SPR-0135-2022.
- C2.00 ONLY SHOWING PHASE 1 OF SUBDIVISION

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-CU |
| 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 LLC | 1702494929 | REG MX | CX-40-UL-CU |

SEE SHEET C0.01 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.



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

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



MULTI-FAMILY SOUTH
126 PENMARC DRIVE
RALEIGH, NORTH CAROLINA, 27603



REVISIONS

| | | |
|---|------------|--------------------------|
| 1 | 02.24.2022 | CITY OF RALEIGH COMMENTS |
| 2 | 06.01.2022 | CITY OF RALEIGH COMMENTS |
| 2 | 07.07.2022 | CITY OF RALEIGH COMMENTS |

PLAN INFORMATION

| | |
|-------------|---------------------|
| PROJECT NO. | 2021110149 |
| FILENAME | 2021110149-ASR-OAS1 |
| CHECKED BY | DMB |
| DRAWN BY | CDR |
| SCALE | 1"=100' |
| DATE | 11. 10. 2021 |

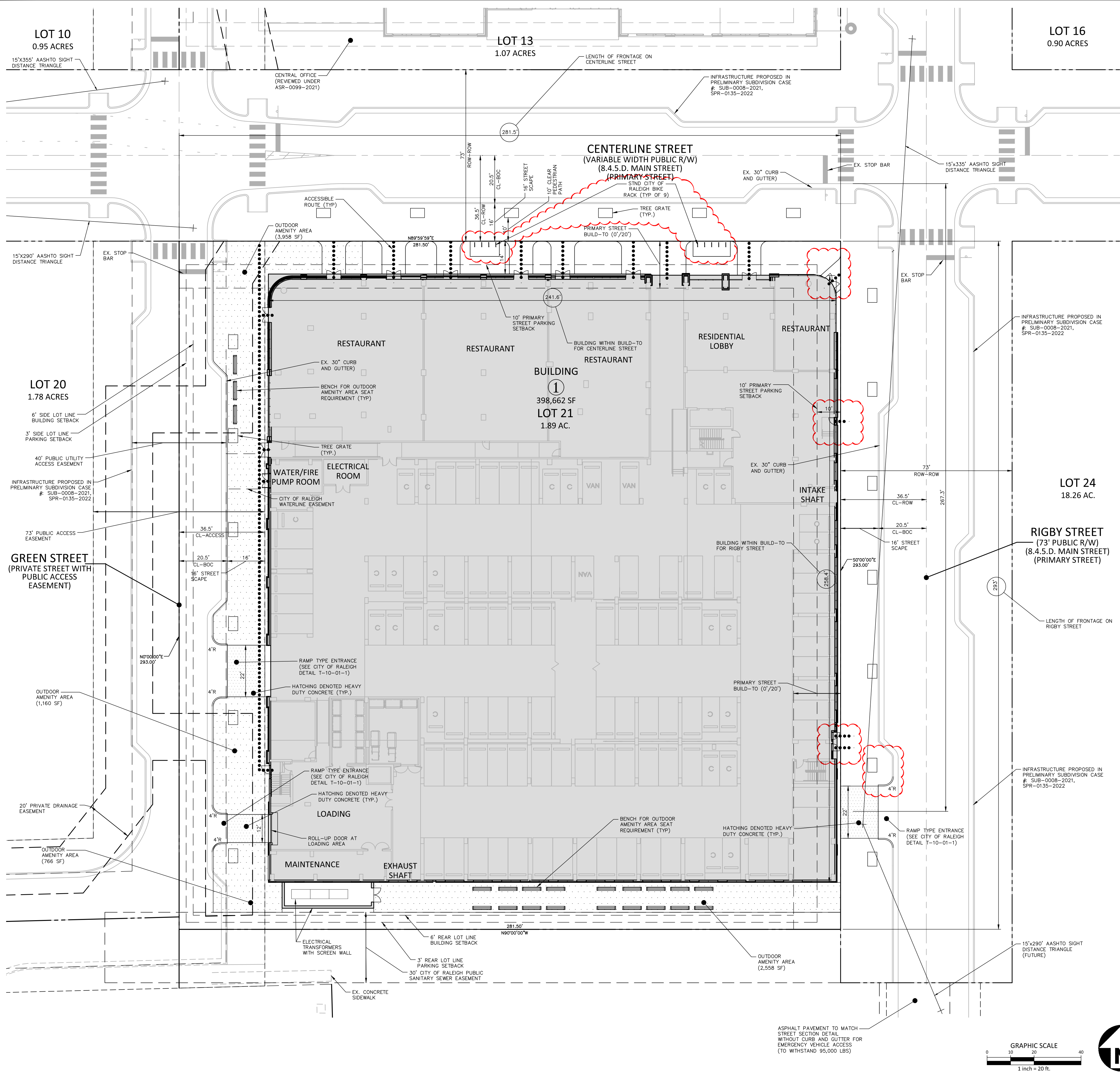
SHEET

OVERALL SITE PLAN

C2.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

I:\Projects\VAN\20211101-09-Multi-Family-South\04-Production\Engineering\Construction Drawings\20211101-09-ASR-S1.dwg, 7/15/2022 4:38:00 PM, Chris Schmidt



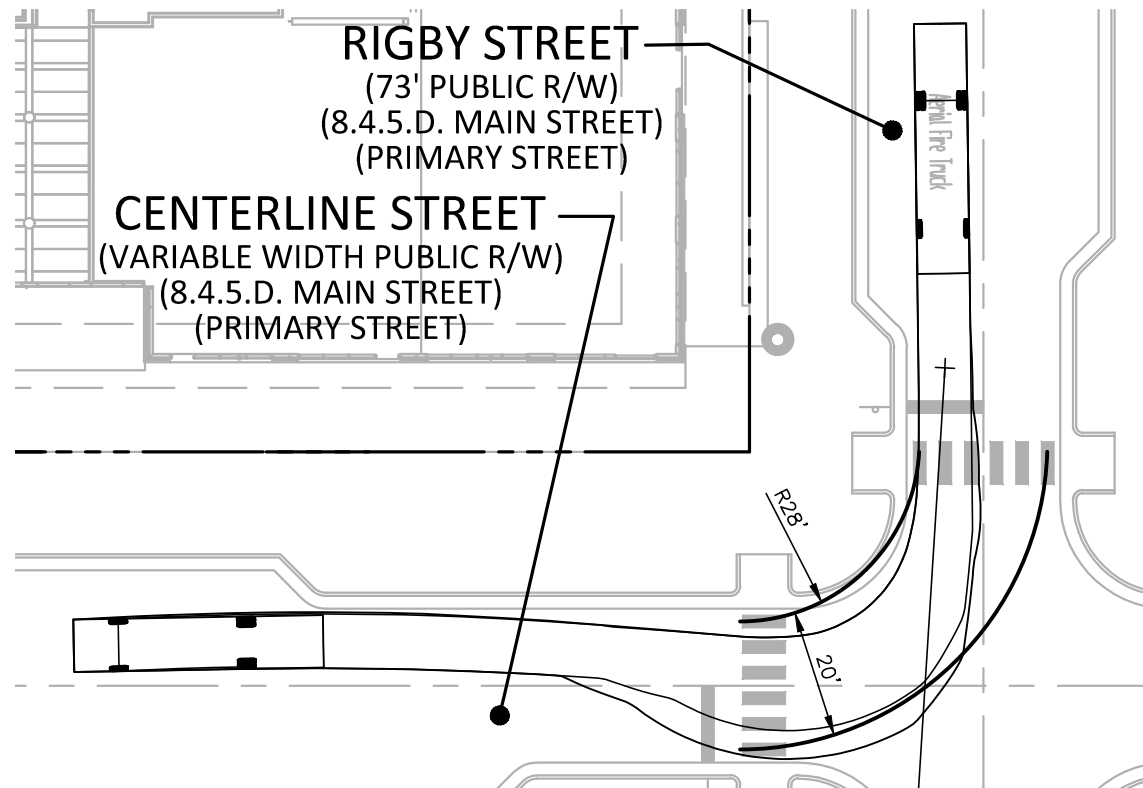
SITE LEGEND

| | |
|--|------------------------------|
| | SIGNAGE |
| | YARD LIGHTS |
| | LIGHT POLE |
| | POWER POLE |
| | TRAFFIC DIRECTIONAL ARROW |
| | ACCESSIBLE PARKING STALL |
| | VAN ACCESSIBLE PARKING STALL |
| | PARKING SPACE COUNT |
| | ACCESSIBLE RAMPS |
| | ACCESSIBLE ROUTE |
| | PHASE LINE |
| | PROPERTY LINE |
| | RIGHT-OF-WAY LINE |
| | LOT LINE |
| | EASEMENT LINE |
| | CENTERLINE |
| | HEAVY DUTY ASPHALT PAVEMENT |

NOTES:

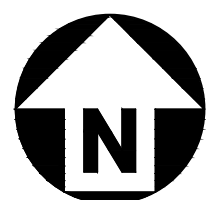
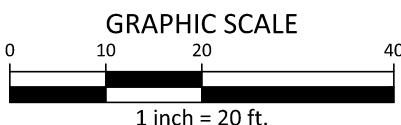
1. ALL INFRASTRUCTURE AND UTILITIES PROPOSED IN PRELIMINARY SUBDIVISION CASE #: SUB-0008-2021 AND SPR-0135-2022.

FIRE TRUCK TURN EXHIBIT

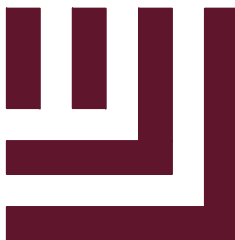


SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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SHEET

SITE PLAN

C2.01

