

# Preliminary Subdivision Application

## Planning and Development

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



**INSTRUCTIONS:** This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

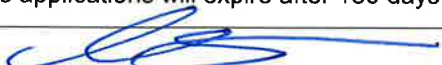
DEVELOPMENT TYPE (UDO Section 2.1.2)			
<u>Conventional Subdivision</u>	Compact Development	Conservation Development	Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s): <b>n/a</b>			
Development name (subject to approval): <b>Hammell Drive Mixed-Use</b>			
Property Address(es): <b>1008 &amp; 1009 Hammell Dr, 1036, 1040, 1044, &amp; 1048 S Saunders St, 1201 &amp; 1209 Lake Wheeler Rd</b>			
Recorded Deed PIN(s): <b>1703347251, 1703348546, 1703349335, 1703349257, 1703349179, 1703349192, 1703346438, 1703344393</b>			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input checked="" type="checkbox"/> Other: <u>Mixed Use</u>

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
Company: <b>Dix 3 Owner LLC, Dix 4 Owner LLC &amp; Dix P2 Owner LLC</b>	Owner/Developer Name and Title: <b>Chi-Chi Lin, Vice President</b>
Address: <b>4242 Six Forks Rd Ste 820 Raleigh, NC 27609 &amp; 60 Columbia Cir Fl 20, New York, NY 10023</b>	
Phone #: <b>917.755.8265</b>	Email: <b>clin@mackregroup.com</b>
APPLICANT INFORMATION	
Company: <b>McAdams</b>	Contact Name and Title: <b>David Boyette, Project Manager</b>
Address: <b>621 Hillsborough St. Suite 500, Raleigh, NC 27603</b>	
Phone #: <b>919.244.9528</b>	Email: <b>boyette@mcadamsco.com</b>

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 5.55 ac	
Zoning districts (if more than one, provide acreage of each): CX-20-UL-CU	
Overlay district: TOD	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- 060-20	Board of Adjustment (BOA) Case # A- n/a

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 3.54 Square Feet: 154,017	Proposed Impervious Surface: Acres: 1.43 Square Feet: 58,484
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: 3720170200J	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached n/a Attached n/a
Total # of single-family lots: n/a	
Proposed density for each zoning district (UDO 1.5.2.F): n/a - Preliminary Subdivisions Only	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 3	

SIGNATURE BLOCK	
<p>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.</p> <p>I, <u>David M Boyette, Jr. 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.</p> <p>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.</p>	
Signature: 	Date: 2022.09.27
Printed Name: David M Boyette, Jr, PE	
Signature:	Date:
Printed Name:	

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).



# HAMMELL DRIVE MIXED-USE

## PRELIMINARY SUBDIVISION PLAN

1008 HAMMELL DRIVE  
RALEIGH, NORTH CAROLINA, 27603

PROJECT NUMBER: MRE-21001  
PROJECT CASE #: SUB-0026-2022

DATE: MARCH 31, 2022

REVISED: JULY 7, 2022

REVISED: AUGUST 15, 2022

REVISED: SEPTEMBER 28, 2022

### SITE DATA:

SITE ADDRESS:	1008 AND 1009 HAMMELL DRIVE; 1036, 1040, 1044, AND 1048 SOUTH SAUNDERS STREET; 1201 AND 1209 LAKE WHEELER ROAD RALEIGH, NC, 27603
PIN (& DEEDED ACREAGE):	1703347251 (1.82 AC), 1703348546 (0.80 AC), 1703349235 (0.43 AC), 1703349257 (0.40 AC), 1703349179 (0.21 AC), 1703349192 (0.20 AC), 1703346438 (0.67 AC), 1703344393 (1.01 AC)
GROSS AREA:	5.55 AC. (241,680 SF)
TOTAL R/W DEDICATION:	0.84 AC. (36,599 SF)
NET AREA:	4.71 AC. (205,082 SF)
ZONING:	CX-20-UL-CU, TOD (Z-060-20)
EXISTING USE:	OPEN LOT
PROPOSED USE:	OPEN LOT
RIVER BASIN:	NEUSE
WATERSHED:	WALNUT CREEK
AREA IN FLOODWAY/FLOODPLAIN:	0 AC.
FLOODPLAIN/FIRM PANEL:	3720170200J
IMPERVIOUS SURFACE:	EXISTING IMPERVIOUS SURFACE TO BE REMOVED: 154,017 SF / 3.54 AC  PROPOSED IMPERVIOUS SURFACE TO BE ADDED: 58,484 SF / 1.43 AC  NET IMPERVIOUS SURFACE CHANGE: 95,533 SF / 2.19 AC REDUCTION
VEHICULAR PARKING SUMMARY:	REQUIRED PARKING  N/A  PROVIDED PARKING  N/A
ACCESSIBLE PARKING SUMMARY:	REQUIRED PARKING  N/A  PROVIDED PARKING  N/A
BICYCLE PARKING SUMMARY:	REQUIRED PARKING  N/A  PROVIDED PARKING  N/A
OPEN SPACE	N/A
PREVIOUS APPROVALS	REZONING: Z-60-20 RECOMBINATION PLAT: RCMP-0032-2022
TOTAL EXISTING LOTS	8
TOTAL PROPOSED LOTS	3
PRIMARY STREET DESIGNATION	PROPOSED NEW LOT 1: LAKE WHEELER RD PROPOSED NEW LOT 2: HAMMELL DR PROPOSED NEW LOT 3: LAKE WHEELER RD

EXISTING LOT AREAS		
LOT #	AREA (SF)	AREA (AC.)
1	43,804	1.01
2	29,347	0.67
3	79,380	1.82
4	34,839	0.80
5	18,911	0.43
6	17,244	0.40
7	9,330	0.21
8	8,825	0.20

PROPOSED LOT AREAS		
LOT #	AREA (SF)	AREA (AC.)
1	74,570	1.71
2	50,994	1.17
3	79,518	1.83

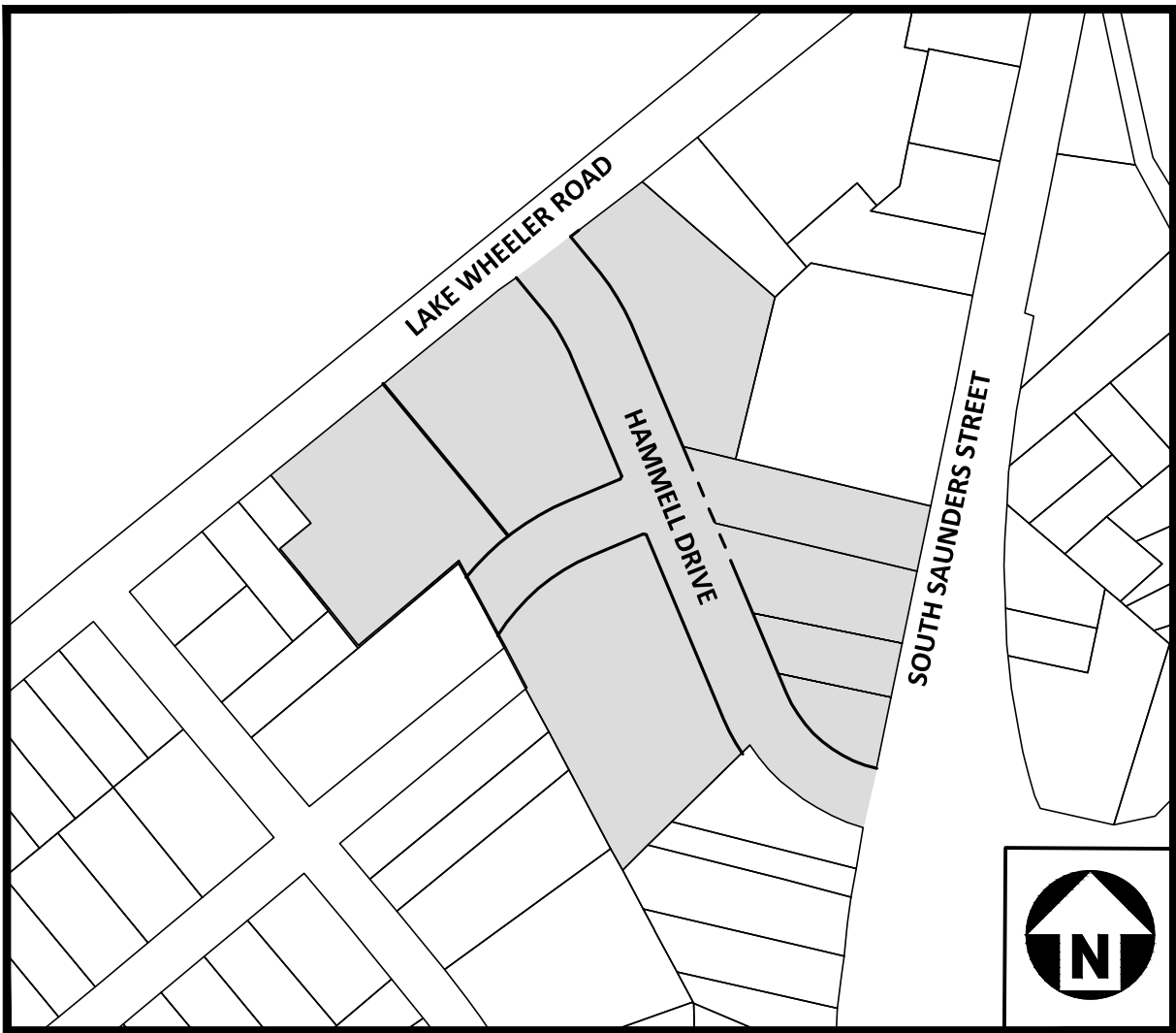
\*MINIMUM LOT WIDTH OF 50'. MINIMUM LOT AREA OF 5,000 SF PER UDO 3.2.8

IMPERVIOUS AREA ASSIGNMENT TABLE		
	AREA (SF)	AREA (AC)
LOT 1	22,851	0.51
LOT 2	35,633	0.82

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.



Know what's below.  
Call before you dig.



### VICINITY MAP

1"=200'

### Preliminary Subdivision Application

Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-986-2500



**INSTRUCTIONS:** This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

<b>DEVELOPMENT TYPE (UDO Section 2.1.2)</b>			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
<b>GENERAL INFORMATION</b>			
Scoping/sketch plan case number(s): n/a			
Development name (subject to approval): Hammell Drive Mixed-Use			
Property Address(es): 1008 & 1009 Hammell Dr., 1036, 1040, 1044, & 1048 S Saunders St, 1201 & 1209 Lake Wheeler Rd			
Recorded Deed PIN(s): 1703347251, 1703348546, 1703349235, 1703349257, 1703349179, 1703349192, 1703346438, 1703344393			
What is your project type?			
<input type="checkbox"/> Single family Apartment	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Non-residential	<input checked="" type="checkbox"/> Other: Mixed Use

<b>CURRENT PROPERTY OWNER/DEVELOPER INFORMATION</b>	
NOTE: Please attach purchase agreement when submitting this form	
Company: Dix 3 Owner LLC, Dix 4 Owner LLC & Dix P2 Owner LLC	Owner/Developer Name and Title: Chi-Chi Lin, Vice President
Address: 4242 Six Forks Rd Ste 820 Raleigh, NC 27609 & 60 Columbia Cir Fl 20, New York, NY 10023	
Phone #: 917.755.8265	Email: <a href="mailto:clin@mackregroup.com">clin@mackregroup.com</a>
<b>APPLICANT INFORMATION</b>	
Company: McAdams	Contact Name and Title: David Boyette, Project Manager
Address: 621 Hillsborough St, Suite 500, Raleigh, NC 27603	
Phone #: 919.244.9528	Email: <a href="mailto:boyette@mcadamsco.com">boyette@mcadamsco.com</a>

Continue to page 2 >>

Page 1 of 2

REVISION 02.10.21

raleighnc.gov

<b>DEVELOPMENT TYPE + SITE DATA TABLE</b> (Applicable to all developments)			
<b>ZONING INFORMATION</b>			
Gross site acreage: 5.55 ac			
Zoning districts (if more than one, provide acreage of each): CX-20-UL-CU			
Overlay district: TOD			
Conditional Use District (CUO) Case # Z- 060-20			
Board of Adjustment (BOA) Case # A- n/a			
<b>STORMWATER INFORMATION</b>			
Existing Impervious Surface: Acres: 3.54 Square Feet: 154,017	Proposed Impervious Surface: Acres: 1.43 Square Feet: 58,484		
Neuse River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: 3720170200J			
<b>NUMBER OF LOTS AND DENSITY</b>			
Total # of townhouse lots: Detached: n/a Attached: n/a			
Total # of single-family lots: n/a			
Proposed density for each zoning district (UDO 15.2.F): n/a - Preliminary Subdivisions Only			
Total # of open space and/or common area lots: 0			
Total # of requested lots: 3			
<b>SIGNATURE BLOCK</b>			
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.			
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: 2022.09.27	
Printed Name: David M Boyette, Jr. PE		Date: _____	
Signature: _____		Date: _____	
Printed Name: _____		Date: _____	

Page 2 of 2

REVISION 02.10.21

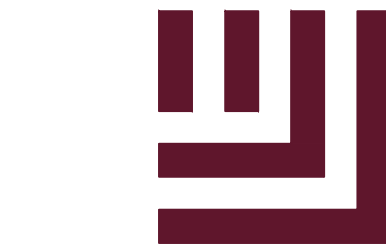
raleighnc.gov

### 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.



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](http://www.mcadamsco.com)

### CONTACT

DAVID BOYETTE  
[boyette@mcadamsco.com](mailto:boyette@mcadamsco.com)  
PHONE: 919. 823. 4300

### CLIENT

CHI-CHI LIN  
MREG MANAGEMENT  
60 COLUMBUS CIRCLE, 20TH FLOOR  
NEW YORK, NEW YORK 10023  
CONTACT: CHI-CHI LIN  
PHONE: 917.755.8265

### 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

### REVISIONS

NO.	DATE	
1	07.07.2022	REVISED PER COR 1ST REVIEW COMMENTS
2	08.15.2022	REVISED PER COR 2ND REVIEW COMMENTS
3	09.28.2022	REVISED PER COR 3RD REVIEW COMMENTS

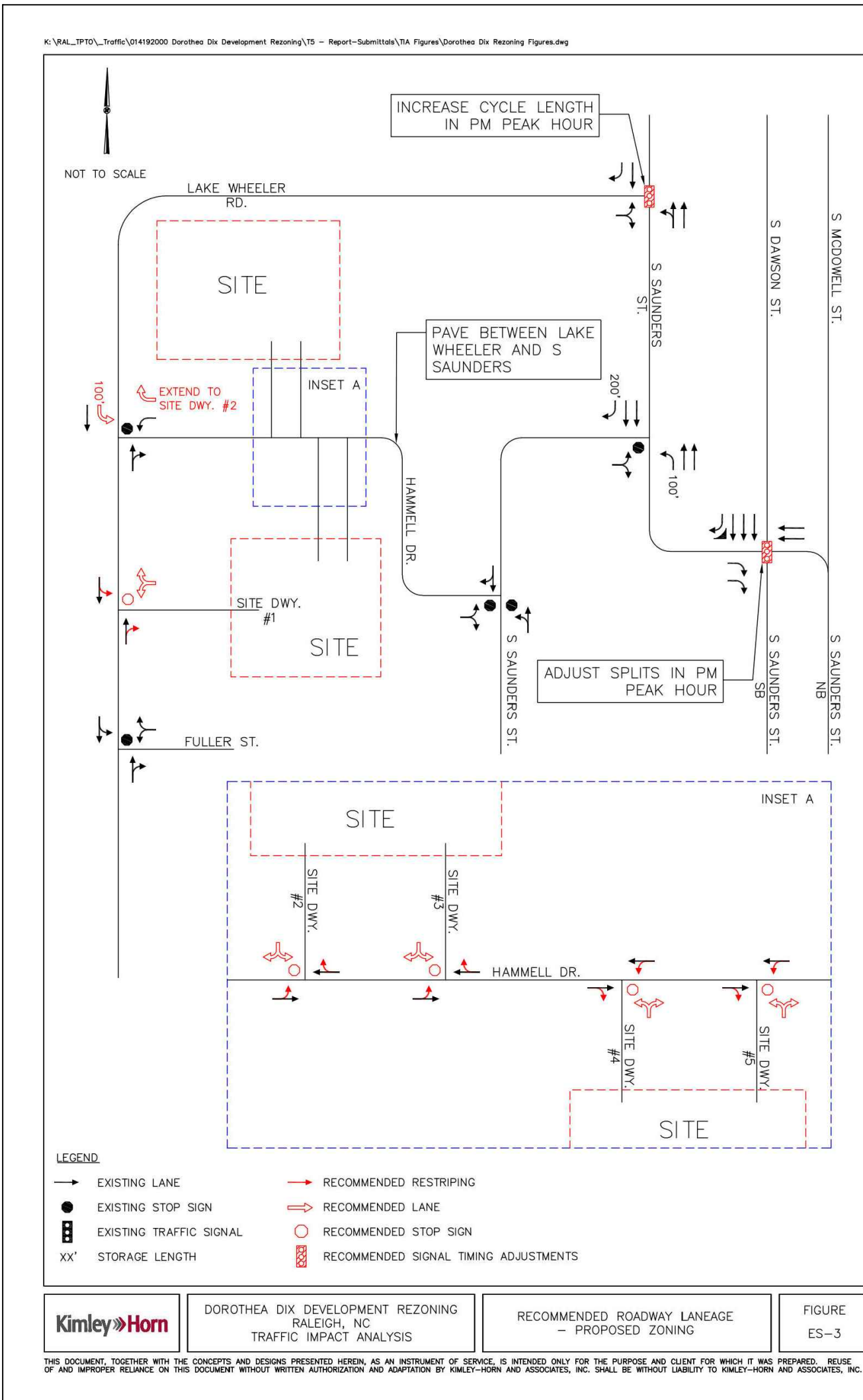
### PRELIMINARY SUBDIVISION PLAN FOR:

HAMMELL DRIVE MIXED-USE  
RALEIGH, NORTH CAROLINA 27603  
PROJECT NUMBER: MRE-21001

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



I:\Projects\MRE21001\04-Production\Engineering\Construction Drawings\MRE21001-PSD-A1.dwg, 9/29/2021 10:38:29 AM, David Boyette



PLEASE NOTE THAT AN UPDATED TIA IS BEING SUBMITTED/REVIEWED AT THIS TIME. RECOMMENDATIONS OF THE UPDATED TIA WILL BE IMPLEMENTED ACCORDINGLY.

Ordinance (2020) 296 ZC 289  
Adopted: 10/19/2021

Effective: 10/24/2021  
Corrected: 11/12/2021

**Z-60-20 - 1217, 1215, 1213, 1209, 1205, 1201, and 1123 Lake Wheeler Road; 1008 and 1009 Hammell Drive; 1048, 1040, 1036, 1030, 1018, and 1022 South Saunders Street, being Wake County PINs 1703347242, 1703345483, 1703346585, 1703441629, 1703348676, 1703343287, 1703349179, 1703440428, 1703440642, 1703348546, 1703349192, 1703349257, 1703346551, 1703344394, 1703349335, 1703346427. Approximately 7.52 acres rezoned to Commercial Mixed Use - 20 stories - Urban Limited - Conditional Use (CX-20-UL-CU).**

Conditions dated: September 9, 2021

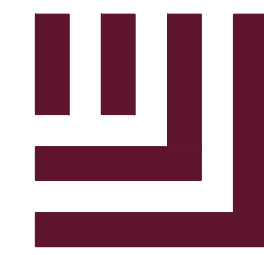
- For all areas within 100 feet of Lake Wheeler Road southern right of way line and located southwest of its intersection with Hammell Drive, only residential, overnight lodging, and parking uses shall be permitted principal uses on any story above the ground floor. **This requirement is met.**
- The following uses shall not be permitted principal uses on the property: adult uses; detention center, jail, or prison; and self-service storage. **These uses are not proposed.**
- Not more than 1,200 dwelling units, nor more than 600,000 square feet of gross office use, nor more than 60,000 square feet of gross retail use shall be permitted within the area conditionally rezoned. **Less than 1,200 dwelling units proposed.**
- No certificate of occupancy shall be issued for any structure that would result in more than 500,000 square feet of cumulative new construction on the subject site after the effective date of these conditions, except where any approved site plan for development of any portion of the property has provided for a location on the property or adjacent right-of-way to accommodate a City bikeshare station with no fewer than 8 docks, which shall be installed by the property owner, subject to approval of an encroachment agreement for such work by the City of Raleigh. **This condition will be met in administrative site review.**
- One public art installation shall be located at least partly within 500 feet of the intersection of Lake Wheeler Road and Hammell Drive and visible from the public right of way or other publicly accessible outdoor area. If the required installation consists of a mural, it shall be no smaller than 120 square feet in area, and, if a three-dimensional installation, no less than 10 feet in height, not including any base or pedestal supporting such installation. If more than one public art installation is provided on the subject site, the owner shall designate which such installation is that required by this condition. **This condition will be met in administrative site review.**
- Public facades of structured parking: Parking structure facades shall comply with the following: Screening elements shall have a gap of no more than 18 inches from the frame of the screening element to the wall opening. Alternative decorative elements which provide an equivalent level of screening may be allowed in a parking structure where such elements are employed to complement the architectural character of any building on the site. Mesh or decorative panels, louvers, green walls, tinted or sandblasted opaque spandrel glass, or similar screening elements shall be used. Where mesh or other materials containing openings is used in conjunction with the screening frame, no individual opening shall exceed four (4) square inches. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element. **This condition will be met in administrative site review.**
- Lighting within parking structures: Lighting shall be designed to reduce light spillage outside the parking structure according to the following:

Ordinance (2020) 296 ZC 289  
Adopted: 10/19/2021

Page 2  
Effective: 10/24/2021  
Corrected: 11/12/2021

- Internal illumination of parking structures shall be screened so that internal light sources shall not be visible from public rights of way or adjacent parcels outside the property governed by these conditions. Light fixtures directly visible from the exterior of a parking structure shall be directed internally upward or shall contain shielded fixtures to minimize such visibility.
- Internal illumination of parking structures shall conform to the standards of UDO Section 7.4.7. Vehicular Canopies.

**This condition will be met in administrative site review.**



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

MACK REAL ESTATE GROUP

## HAMELL DRIVE MIXED USE PRELIMINARY SUBDIVISION PLAN 1008 HAMMELL DRIVE RALEIGH, NC, 27603



#### REVISIONS

NO.	DATE	REVISION
1	07.07.2022	REVISED PER COR 1ST REVIEW COMMENTS
2	08.15.2022	REVISED PER COR 2ND REVIEW COMMENTS
3	09.28.2022	REVISED PER COR 3RD REVIEW COMMENTS

#### PLAN INFORMATION

PROJECT NO. MRE-21001  
FILENAME MRE21001-N1  
CHECKED BY DB  
DRAWN BY JB  
SCALE NTS  
DATE 03.31.2022

#### SHEET

TYPICAL SECTIONS &  
ZONING CONDITIONS

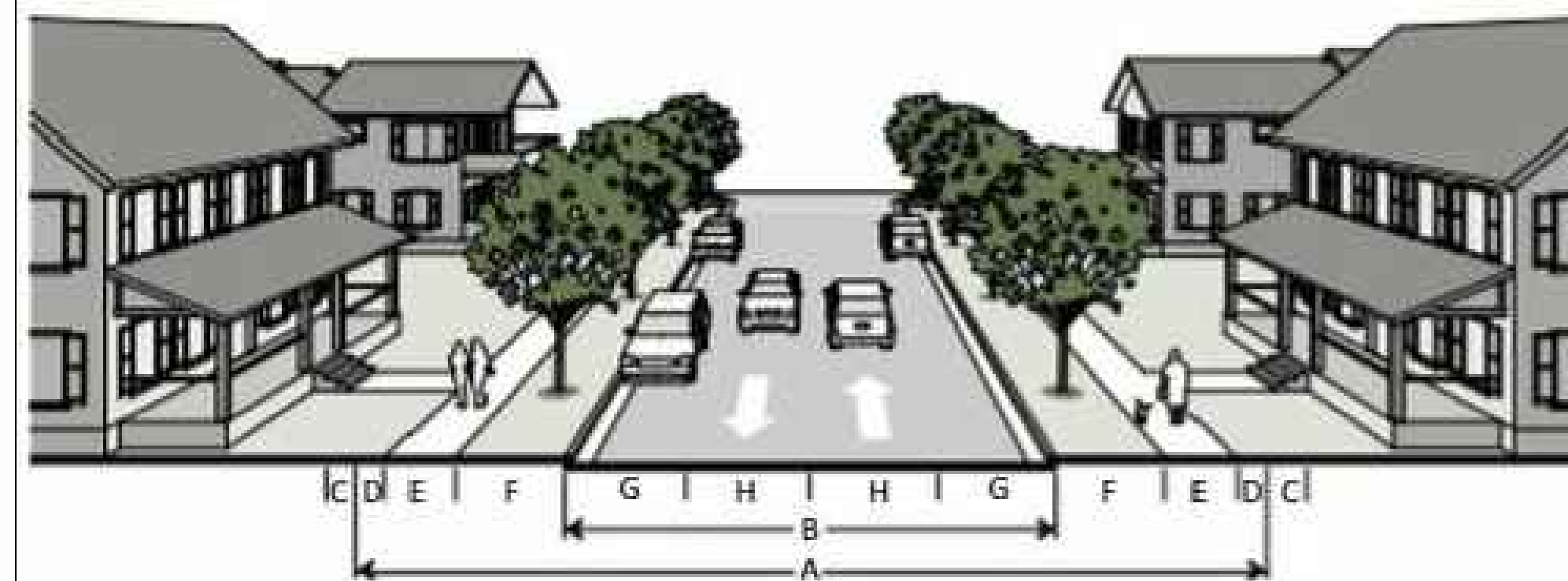
# C0.01

#### D. Main Street, Parallel Parking



Width	
A Right-of-way width	73'
B Back-of-curb to back-of-curb	41'
Streetscape	
C Sidewalk (min)	10'
D Planting area (min)	6'
Travelway	
E Parallel parking lane	8.5'
F Travel lane	12'
General	
Walkway type	Sidewalk
Planting type	Tree grate
Tree spacing	40' o.c. avg
Parking type	Parallel

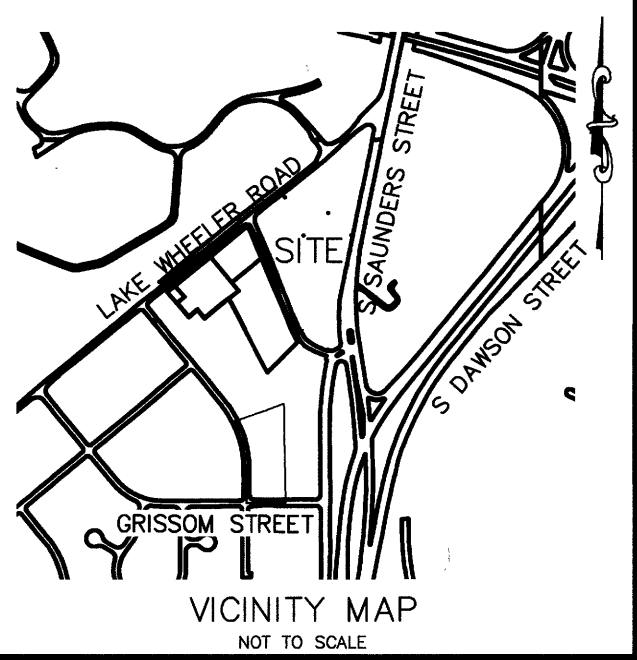
#### C. Neighborhood Street



Width	
A Right-of-way width	64'
B Back-of-curb to back-of-curb	36'
Streetscape	
C Utility placement, easement (min)	5'
D Maintenance strip (min)	2'
E Sidewalk (min)	6'
F Planting area (min)	6'
Travelway	
G Parallel parking lane	8'
H Travel lane	10'
General	
Walkway type	Sidewalk
Planting type	Tree lawn
Tree spacing	40' o.c. avg
Parking type	Parallel



MA\Projects\WRE\MRE21001\02\_Geomatics\Survey\Plats\MRE21001-FL.dwg, 3/30/2022 9:20:09 AM, Kate Martin



I, RONALD T. FREDERICK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE (AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:74,000±; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (F)(11)(D). THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 25 DAY OF April, A.D. 2022

RONALD T. FREDERICK PLS L-4720



THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THE MAP OR PLAT AND ANY ACCOMPANYING SHEETS HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE COUNTY REGISTER OF DEEDS OFFICE WHERE THE PROPERTY IS LOCATED AND AS SUCH HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE.

BOOK NO.:  
PAGE NO.:

SIGNATURE(S) & TITLE/POSITION OF PROPERTY OWNER(S):

DIX 3 OWNER LLC

(SIGNATURE OF OWNER, PRINTED NAME)

(TITLE OF OWNER)

STATE OF: North Carolina

COUNTY OF: Wake

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED:

Bryan Kane Authorized Signature

(NAME OF SIGNER, TITLE OF SIGNER)

Date: April 20, 2022

Signed: Celeste Rowell

Official Seal

Printed name: Celeste Rowell Notary Public

MY COMMISSION EXPIRES 5/2/26

Celeste Rowell  
NOTARY PUBLIC  
Wake County  
North Carolina  
My Commission Expires 5/2/26

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THE MAP OR PLAT AND ANY ACCOMPANYING SHEETS HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE COUNTY REGISTER OF DEEDS OFFICE WHERE THE PROPERTY IS LOCATED AND AS SUCH HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE.

BOOK NO.:  
PAGE NO.:

SIGNATURE(S) & TITLE/POSITION OF PROPERTY OWNER(S):

DIX 4 OWNER LLC

(SIGNATURE OF OWNER, PRINTED NAME)

(TITLE OF OWNER)

STATE OF: North Carolina

COUNTY OF: Wake

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED:

Bryan Kane Authorized Signature

(NAME OF SIGNER, TITLE OF SIGNER)

Date: April 20, 2022

Signed: Celeste Rowell

Official Seal

Printed name: Celeste Rowell Notary Public

MY COMMISSION EXPIRES 5/2/26

Celeste Rowell  
NOTARY PUBLIC  
Wake County  
North Carolina  
My Commission Expires 5/2/26

SITE AREA TABLE							
PIN:	ORIGINAL AREA	NEW AREA					
(LAST 4)	SF	AC	SF	AC			
3287	7,446	0.17	-	-			
4394	40,052	0.92	-	-			
5483	7,535	0.17	-	-			
6427	8,251	0.19	-	-			
6551	7,541	0.17	-	-			
6585	6,020	0.14	-	-			
7242	79,686	1.83	-	-			
LOT 1	-	-	4,000	0.09			
LOT 2	-	-	43,804	1.01			
LOT 3	-	-	29,347	0.67			
LOT 4	-	-	79,380	1.82			
TOTAL	156,531	3.59	156,531	3.59			

DIX 3 OWNER LLC  
PIN: 1703344394  
FORMERLY 1215 LAKE  
WHEELER RD.  
ORIGINAL AREA:  
DB 18838, PG. 211  
40,052 S.F.  
0.92 AC.

NEW LOT 2  
43,804 S.F.  
1.01 AC.

DIX 3 OWNER LLC  
PIN: 1703343287  
FORMERLY 1217 LAKE  
WHEELER RD.  
7,446 S.F. 0.17 AC.  
DB 18838, PG. 211  
BM 1935, PG. 41

DIX 3 OWNER LLC  
PIN: 1703343287  
FORMERLY 1217 LAKE  
WHEELER RD.  
7,446 S.F. 0.17 AC.  
DB 18838, PG. 211  
BM 1935, PG. 41

N/F  
LYNN E. TUCKER  
DB 8886, PG 1173  
PIN: 1703-34-5114

N/F  
LET CORPORATION  
DB 17591, PG 1988  
PIN: 1703-34-5028

N/F  
LET CORPORATION  
DB 17591, PG 1988  
PIN: 1703-34-5084

N/F  
LET CORPORATION  
DB 17591, PG 1988  
PIN: 1703-34-6010

N/F  
LET CORPORATION  
DB 17959, PG 1988  
BM 2006, PG 678  
PIN: 1703-33-6936

LYNN E. TUCKER  
DB 4633, PG 657  
PIN: 1703-33-7804

THIS PLAT NOT TO BE RECORDED  
AFTER 15 DAY OF May 22  
1 COPY TO BE RETAINED FOR THE  
CITY.  
THIS PLAT IS IN OUT OF THE  
CITY LIMITS.



NC GRID NAD 83(2011)

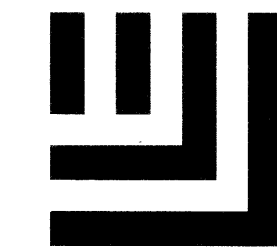
THIS PLAT OR MAP IS NOT A SUBDIVISION, BUT A RECOMBINATION OF PREVIOUSLY PLATTED PROPERTY, AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Emily K. Bacon 5.3.22

PLANNING AND DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER DATE

## GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A RECOMBINATION PLAT.
- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ZONING: CX-20-UL-CU
- AREA BY COORDINATE GEOMETRY.
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A. F.I.R.M. COMMUNITY PANEL #3720170300J DATED MAY 2, 2006.
- REFERENCES: DB 18838, PG. 211, BM 1935, PG. 41 OF THE WAKE COUNTY REGISTRY.
- NO GRID MONUMENTS FOUND WITHIN 2000' AT TIME OF SURVEY.
- RECOMBINED PROPERTIES ARE SUBJECT TO UDO 9.2 STORMWATER MANAGEMENT REGULATIONS.
- DEMO PERMIT: 016027-2022



McADAMS

The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713

phone 919.361.5000  
fax 919.361.2269  
license number: C-0293, C-187

www.mcadamsco.com

## CLIENT

MREG MANAGEMENT  
60 COLUMBIA CIRCLE, 20TH FLOOR  
NEW YORK, NEW YORK 10023

HAMMELL DRIVE  
MIXED USE  
RECOMBINATION PLAT  
1201, 1205, 1209, 1213, 1215, 1217 LAKE  
WHEELER ROAD  
RALEIGH TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

## REVISIONS

NO. DATE

## PLAN INFORMATION

PROJECT NO. MRE21001  
FILENAME MRE21001-F1  
SURVEYED BY RTF  
DRAWN BY KMM  
SCALE 1"=40'  
DATE 01.25.2022

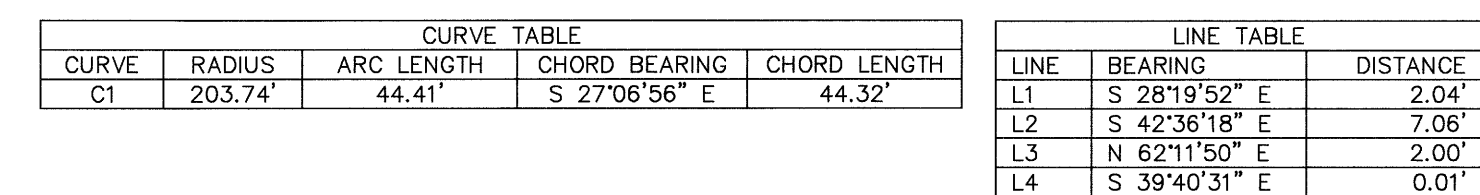
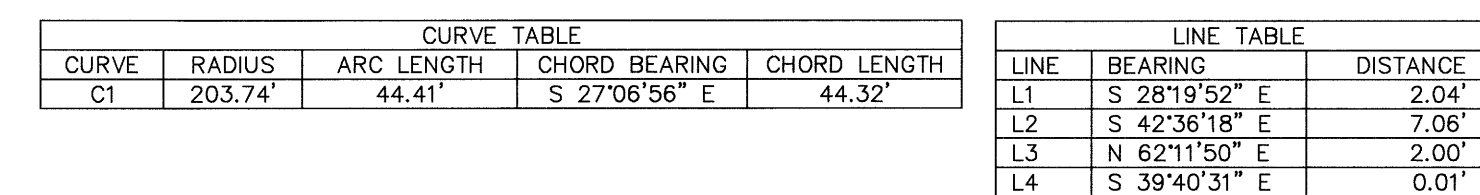
## SHEET

## RECOMBINATION PLAT

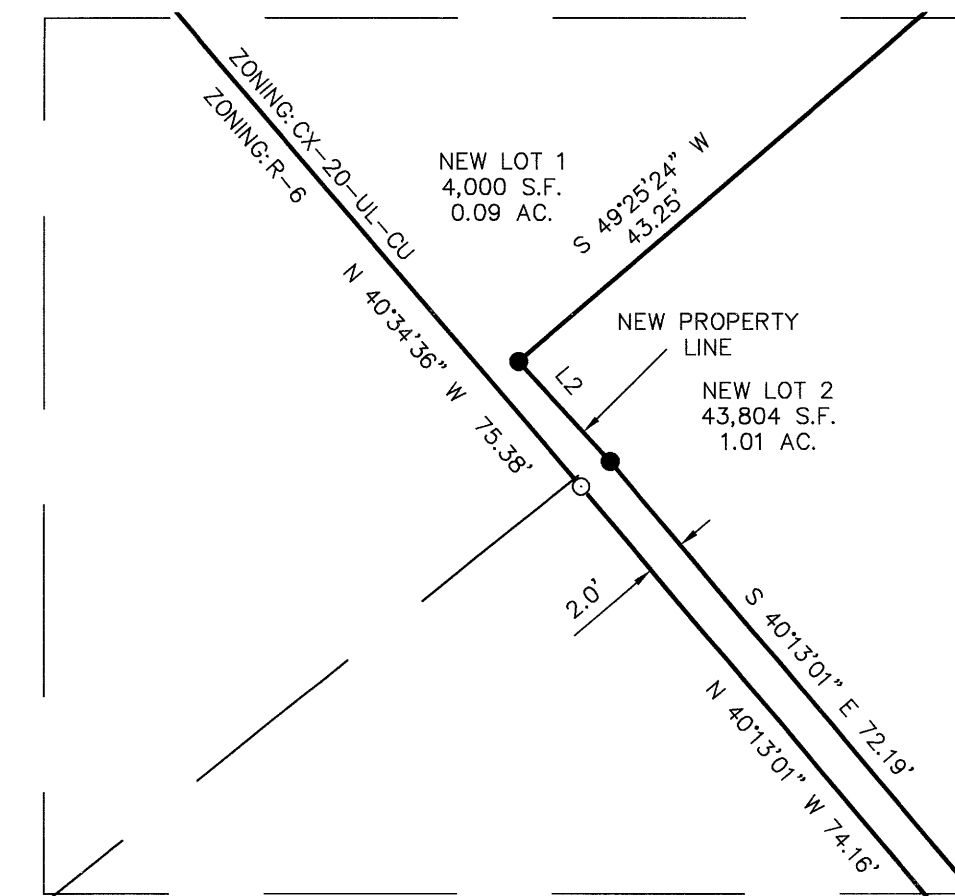
1-2

RCMP-0032-2022

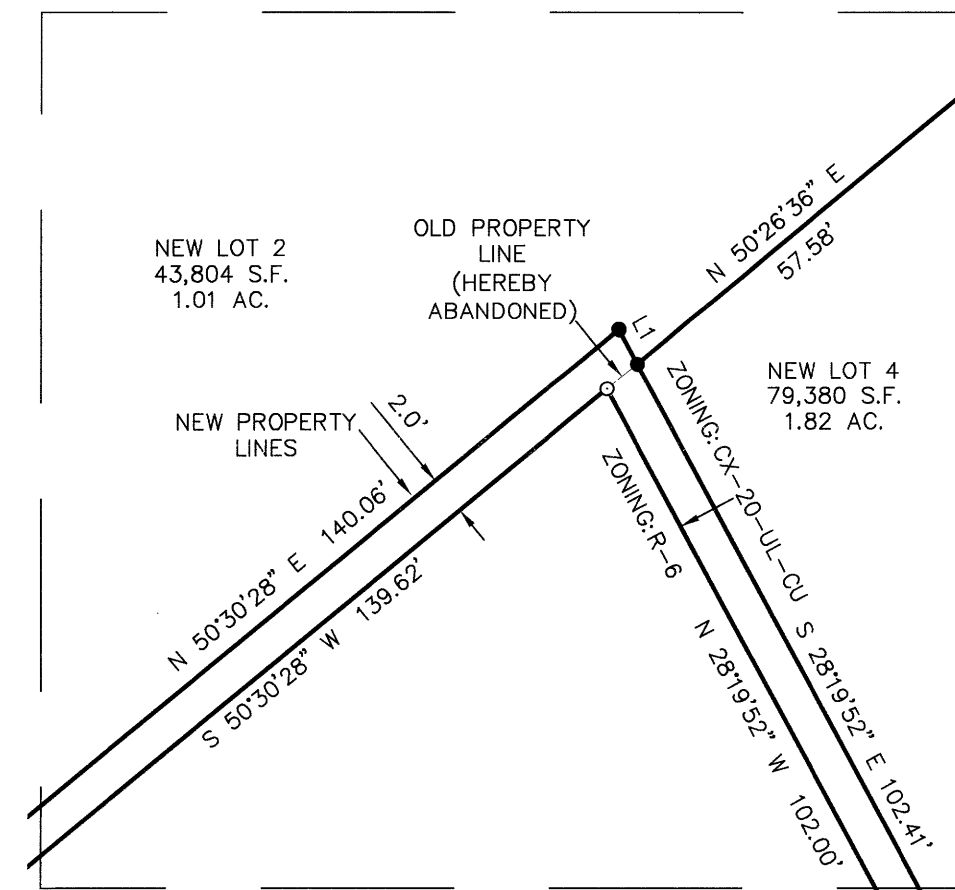




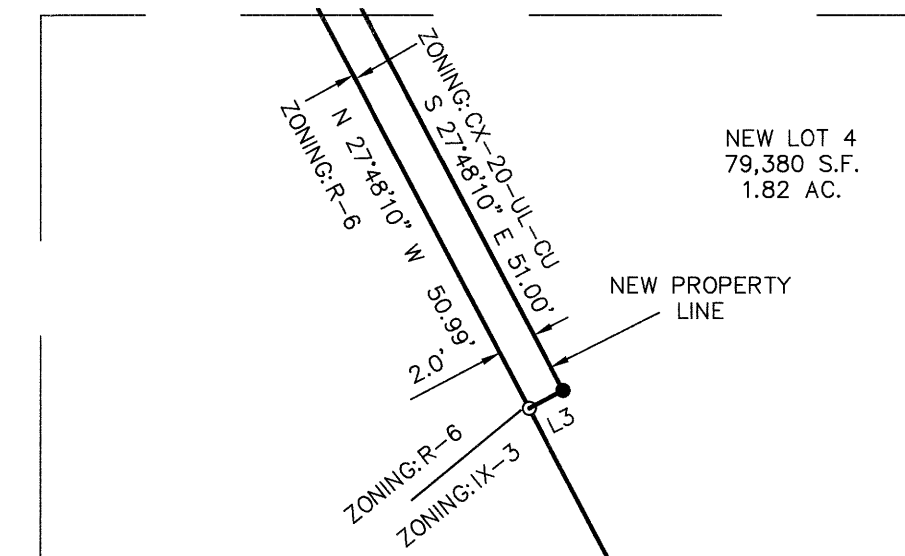
1. FOR GENERAL NOTES SEE SHEET 1.




DETAIL 'A' 1"=10'



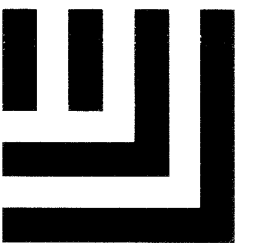
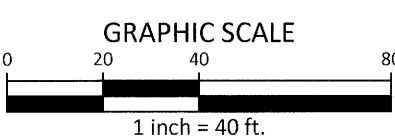
DETAIL 'B' 1"=10'



DETAIL 'C' 1"=10'

WAKE COUNTY, NC 4  
TAMMY L. BRUNNER  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
05/05/2022 09:15:45  
  
BOOK: BM2022 PAGE: 00838

○ EXISTING IRON PIPE  
 ■ EXISTING CONCRETE MONUMENT  
 △ EXISTING NAIL  
 ● IRON PIPE SET  
 □ CONCRETE MONUMENT SET  
 ▲ CALCULATED POINT  
 XXXX ADDRESS



The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713

phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293, C-187

[www.mcadamsco.com](http://www.mcadamsco.com)

**CLIENT**

MREG MANAGEMENT  
60 COLUMBIA CIRCLE, 20TH FLOOR  
NEW YORK, NEW YORK 10023

**HAMMELL DRIVE**  
**MIXED USE**  
RECOMBINATION PLAT  
1201, 1205, 1209, 1213, 1215, 1217 LAKE  
WHEELER ROAD  
RALEIGH TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

## REVISIONS

NO.      DATE

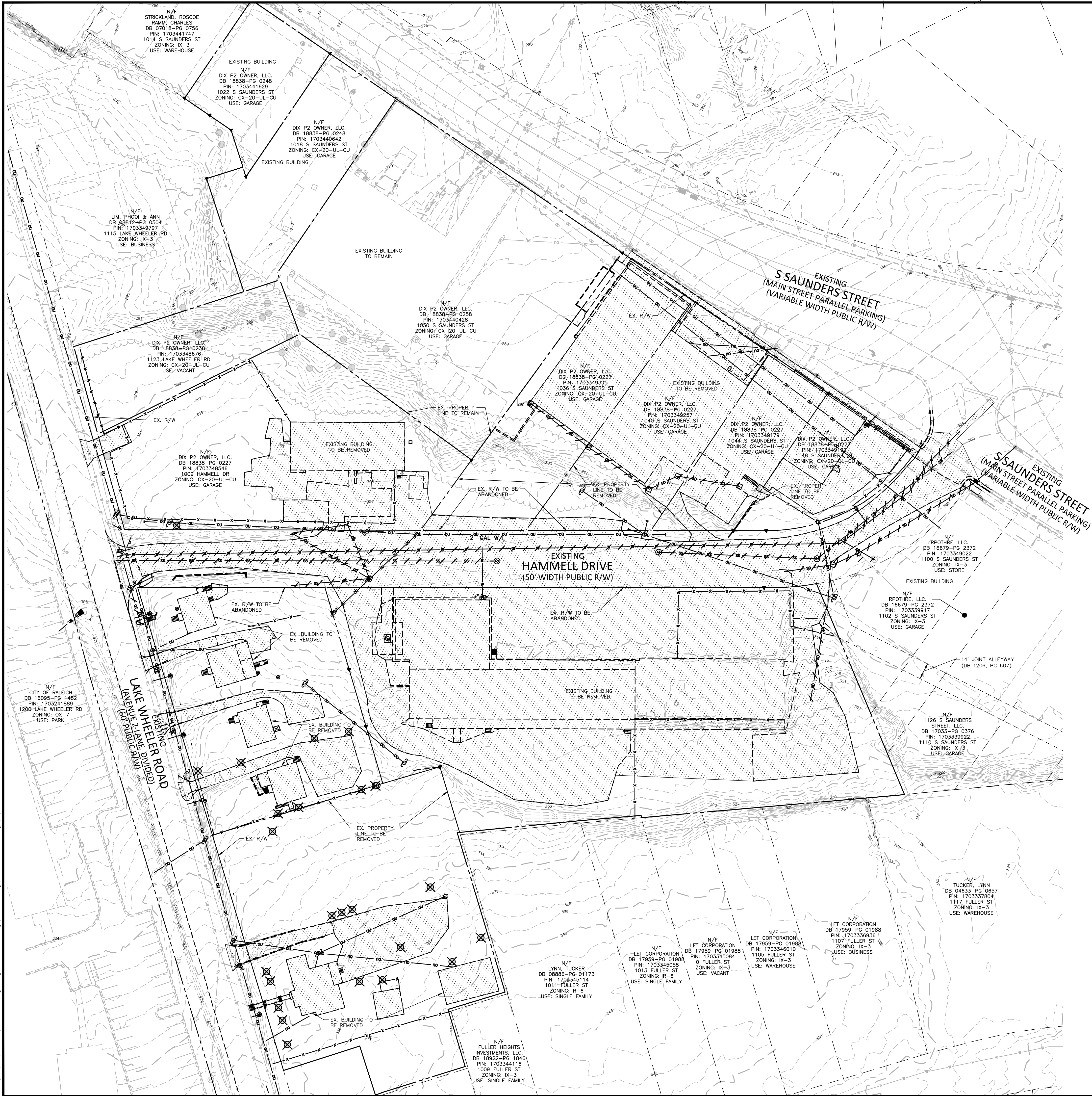
## PLAN INFORMATION

PROJECT NO.	MRE21001
FILENAME	MRE21001-F1
SURVEYED BY	RTF
DRAWN BY	KMM
SCALE	1"=40'
DATE	01.25.2022

## RECOMBINATION PLAT



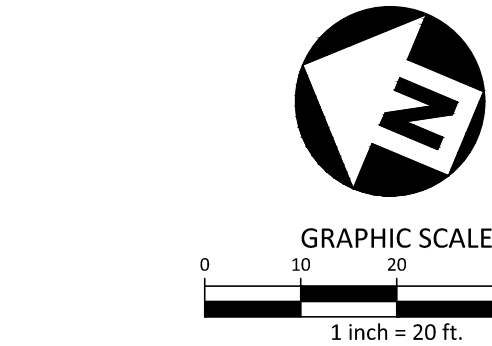
I:\Projects\MRE21001\04-Production\Engineering\Construction Drawings\MRE21001-PSP-DM1.dwg, 9/29/2022 11:50:57 AM, David Boyette



DEMOLITION LEGEND

- TREE OR OTHER VEGETATION TO BE REMOVED
- UNDERGROUND UTILITY TO BE REMOVED
- AREA TO BE REMOVED (SIDEWALK, CURB AND GUTTER, STRUCTURES, ASPHALT, CONCRETE PAVING, ETC.)

NOTE: SEE PLAN FOR DETAILED DEMOLITION PROCEDURES, SEQUENCING AND SPECIFICATIONS.



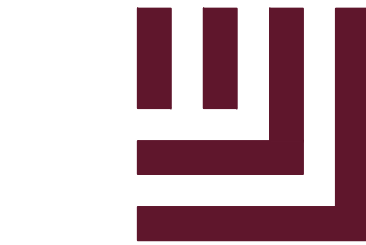
SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

DEMOLITION NOTES:

- IN ACCORDANCE WITH 40 CFR, PART 61, SUBPART M, A THOROUGH INSPECTION SHALL BE CONDUCTED FOR ASBESTOS-CONTAINING MATERIALS, PRIOR TO CONDUCTING A RENOVATION OR DEMOLITION ACTIVITY OF AN EXISTING STRUCTURE. THE ASBESTOS INSPECTION MUST BE CONDUCTED BY A NORTH CAROLINA ACCREDITED ASBESTOS INSPECTOR. ALL REGULATED AND/OR FRAGILE ASBESTOS-CONTAINING MATERIALS IDENTIFIED DURING THE SURVEY, WHICH WILL BE DISTURBED, MUST BE PROPERLY REMOVED BY ACCREDITED INDIVIDUALS BEFORE BEGINNING THE RENOVATION OR DEMOLITION ACTIVITY. IF REGULATED AND/OR FRAGILE ASBESTOS-CONTAINING MATERIALS TO BE REMOVED EXCEED 160 SQUARE FEET, 260 LINEAR FEET OR 35 CUBIC FEET, A PERMIT SHALL BE APPLIED FOR THROUGH THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES.
- ALL MATERIAL TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A PERMITTED SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS.
- EXISTING WATER METERS AND SERVICES TO BE REMOVED IN ACCORDANCE WITH CORPUD STANDARDS.



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  
PRELIMINARY SUBDIVISION PLAN  
1008 HAMMELL DRIVE  
RALEIGH, NC, 27603



REVISIONS

NO.	DATE	
1	07.07.2022	REVISED PER COR 1ST REVIEW COMMENTS
2	08.15.2022	REVISED PER COR 2ND REVIEW COMMENTS
3	09.28.2022	REVISED PER COR 3RD REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO.	MRE-21001
FILENAME	MRE21001-PSP-DM1
CHECKED BY	DB
DRAWN BY	JB
SCALE	1" = 40'
DATE	03.31.2022

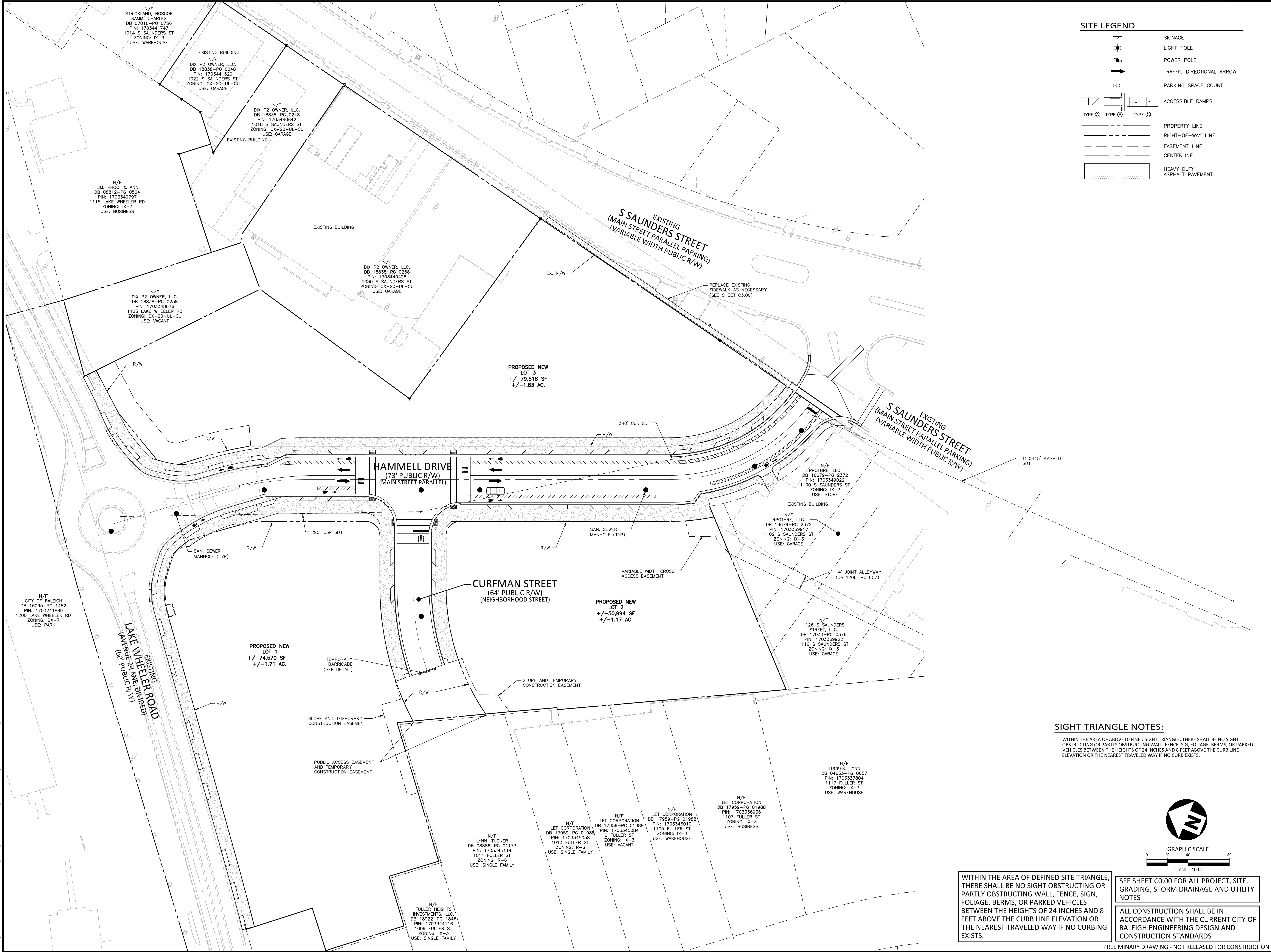
SHEET

OVERALL  
DEMOLITION PLAN

C1.00



I:\Projects\MRE21001\04-Production\Engineering\Construction Drawings\MRE21001-PSP-51.dwg, 9/29/2022 11:52:27 AM, David Boyette

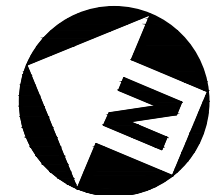


#### SITE LEGEND

- SIGNAGE
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- PARKING SPACE COUNT
- ACCESSIBLE RAMPSType A Type B Type C
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT

#### SIGHT TRIANGLE NOTES:

- WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIG, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND 8 FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURB EXISTS.



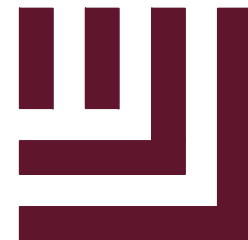
GRAPHIC SCALE  
0 20 40 80  
1 inch = 40 ft.

WITHIN THE AREA OF DEFINED SITE TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND 8 FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.

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

MACK REAL ESTATE GROUP

## HAMMELL DRIVE MIXED USE PRELIMINARY SUBDIVISION PLAN 1008 HAMMELL DRIVE RALEIGH, NC, 27603



#### REVISIONS

NO.	DATE	
1	07.07.2022	REVISED PER COR 1ST REVIEW COMMENTS
2	08.15.2022	REVISED PER COR 2ND REVIEW COMMENTS
3	09.28.2022	REVISED PER COR 3RD REVIEW COMMENTS

#### PLAN INFORMATION

PROJECT NO. MRE-21001  
FILENAME MRE21001-PSP-51  
CHECKED BY DB  
DRAWN BY JB  
SCALE 1" = 40'  
DATE 03.31.2022

#### SHEET

OVERALL  
SUBDIVISION PLAN  
C2.00





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

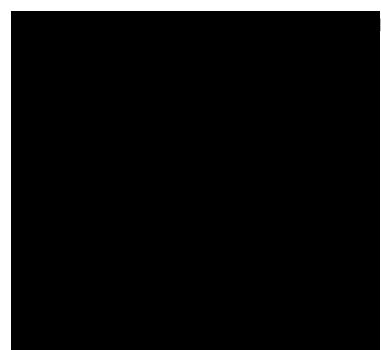
[www.mcadamsco.com](http://www.mcadamsco.com)

## CLIENT

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



**HAMMELL DRIVE MIXED USE**  
PRELIMINARY SUBDIVISION PLAN  
1008 HAMMELL DRIVE  
RALEIGH, NC, 27603



## REVISIONS

NO.	DATE	
1	07.07.2022	REVISED PER COR 1ST REVIEW COMMENTS
2	08.15.2022	REVISED PER COR 2ND REVIEW COMMENTS
3	09.28.2022	REVISED PER COR 3RD REVIEW COMMENTS

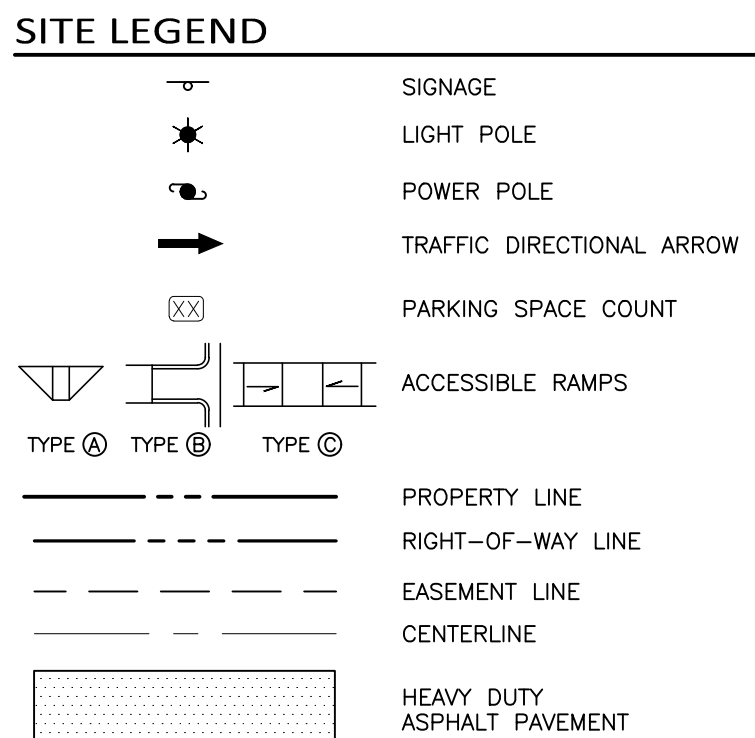
## PLAN INFORMATION

PROJECT NO.	MRE-21001
FILENAME	MRE21001-PSP-S1
CHECKED BY	DB
DRAWN BY	JB
SCALE	1" = 20'
DATE	03.31.2022

**SHEET**

**SUBDIVISION PLAN  
AREA "A"**

# C2.01



WITHIN THE AREA OF DEFINED SITE TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND 8 FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.

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

M:\Projects\MRE\MRE21001\04-Production\Engineering\Construction Drawings\Current Drawings\MRE21001-PSP-S1.dwg, 9/29/2022 11:52:38 AM, David Boyette





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

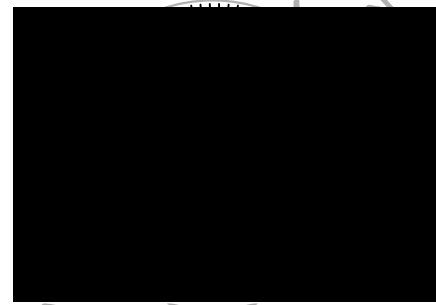
[www.mcadamsco.com](http://www.mcadamsco.com)

## CLIENT

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



**HAMMELL DRIVE MIXED USE**  
PRELIMINARY SUBDIVISION PLAN  
1008 HAMMELL DRIVE  
RALEIGH, NC, 27603



## REVISIONS

NO.	DATE	
1	07.07.2022	REVISED PER COR 1ST REVIEW COMMENT
2	08.15.2022	REVISED PER COR 2ND REVIEW COMMENT
3	09.28.2022	REVISED PER COR 3RD REVIEW COMMENT

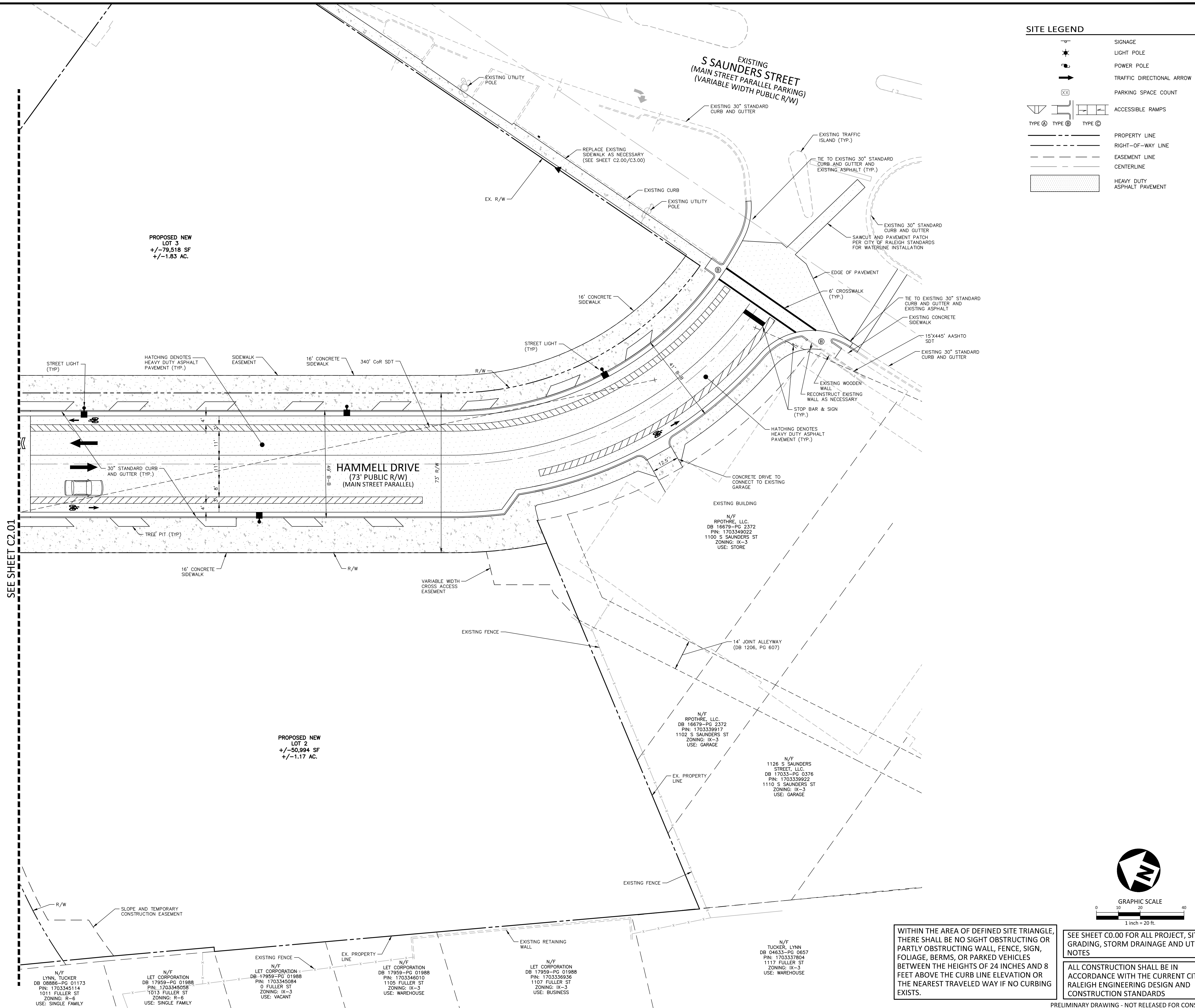
## PLAN INFORMATION

PROJECT NO.	MRE-21001
FILENAME	MRE21001-PSP-S1
CHECKED BY	DB
DRAWN BY	JB
SCALE	1" = 20'
DATE	03.31.2022

**SHEET**

**SUBDIVISION PLAN  
AREA "B"**

# C2.02



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION