

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.

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):			
Development name (subject to approval):			
Property Address(es):			
Recorded Deed PIN(s):			
What is your project type?	Single family Apartment	Townhouse Non-residential	Attached houses Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company:	Owner/Developer Name and Title:
Address:	
Phone #:	Email:
APPLICANT INFORMATION	
Company:	Contact Name and Title:
	Address:
Phone #:	Email:

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 15.98 ac	
Zoning districts (if more than one, provide acreage of each): CX-5-CU	
Overlay district: SHOD-2	Inside City limits? ☒ Yes ☐ No
Conditional Use District (CUD) Case # Z- 38-21	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 1.32 Square Feet: 57,506
Neuse River Buffer ☒ Yes ☐ No	Wetlands ☒ Yes ☐ No
Is this a flood hazard area? ☒ Yes ☐ No	
If yes, please provide the following: Alluvial soils: yes	
Flood study: LOMAR 13-04	
FEMA Map Panel #: 3720170500J	
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: 2	

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: 	Date: 2022.04.14
Printed Name: David M Boyette, Jr, PE	
Signature:	Date:
Printed Name:	

Please email your completed application to SiteReview@raleighnc.gov.

100 KNOWLES STREET

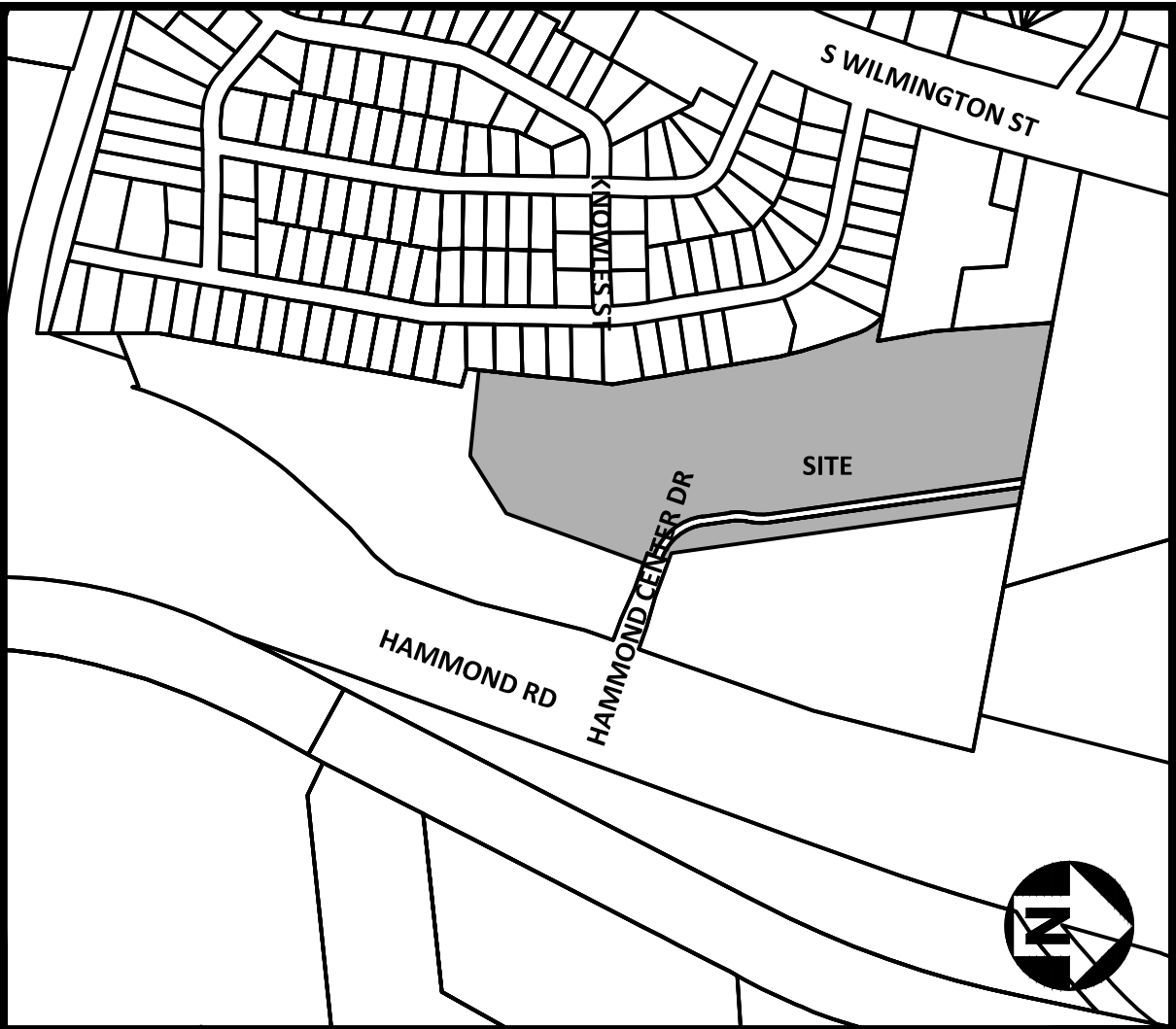
PRELIMINARY SUBDIVISION PLAN

100 KNOWLES STREET
RALEIGH, NORTH CAROLINA 27603
PROJECT NUMBER: 2021110380
CASE NUMBER: SUB-0029-2022

DATE: APRIL 18, 2022
REVISED: JUNE 09, 2022
REVISED: AUGUST 12, 2022

SITE DATA:	
SITE ADDRESS:	100 KNOWLES ST, RALEIGH NORTH CAROLINA 27603
PIN (8 DEEDED ACREAGE):	1702760750 (35.77 AC.)
TOTAL SITE AREA:	EXISTING: 15.69 AC. PROPOSED: 15.53 AC.
ZONING:	CX-5-CU: COMMERCIAL MIXED USE CM: CONSERVATION MANAGEMENT
SITE AREA:	EXISTING EXISTING LOT - 683,611 SF / 15.69 AC PROPOSED LOT 1 - 630,919 SF / 14.48 AC LOT 2 - 45,929 SF / 1.05 AC ROW DEDICATION - 22,850 SF / 0.52 AC ROW ABANDONMENT - 13,714 SF / 0.31 AC TOTAL (GROSS) - 697,325 SF / 16.00 AC TOTAL (NET) - 674,715 SF / 15.49 AC
OVERLAY DISTRICT:	SHOD-2
EXISTING USE:	VACANT
PROPOSED USE:	OPEN LOT
RIVER BASIN:	NEUSE
WATERSHED:	WALNUT CREEK
FLOODPLAIN/FIRM PANEL:	1700170200
IMPERVIOUS SURFACE:	EXISTING IMPERVIOUS SURFACE: 0 SF / 0.00 AC PROPOSED IMPERVIOUS SURFACE TO BE ADDED: 97,506 SF / 2.32 AC NET IMPERVIOUS SURFACE CHANGE: 97,506 SF / 2.32 AC ADDITION
VEHICULAR PARKING SUMMARY:	REQUIRED PARKING N/A PROVIDED PARKING 103 SPACES
ACCESSIBLE PARKING SUMMARY:	REQUIRED PARKING 5 SPACES (1 VAN) PROVIDED PARKING 17 SPACES (7 VAN)
BICYCLE PARKING SUMMARY:	REQUIRED PARKING N/A PROVIDED PARKING N/A
OPEN SPACE	N/A
PREVIOUS APPROVALS	N/A
TOTAL EXISTING LOTS	1
TOTAL PROPOSED LOTS	2

SHEET INDEX	
C0.00	PROJECT NOTES
1-3	EXEMPT SUBDIVISION SHEET
2-3	EXEMPT SUBDIVISION SHEET
3-3	EXEMPT SUBDIVISION SHEET
C1.00	OVERALL EXISTING CONDITIONS
C1.01	EXISTING CONDITIONS
C1.02	DEMOLITION PLAN
C2.00	OVERALL SUBDIVISION PLAN
C2.01	SUBDIVISION PLAN
C2.02	SUBDIVISION PLAN-EXISTING LOTS
C2.03	SUBDIVISION PLAN-PROPOSED LOTS
C3.00	GRADING AND DRAINAGE PLAN
C4.00	UTILITY PLAN
C8.00	SITE DETAILS
C8.01	STORM DRAINAGE DETAILS
C8.02	UTILITY DETAILS
L2.00	TREE CONSERVATION PLAN
L5.00	LANDSCAPE PLAN
L5.01	LANDSCAPE NOTES AND DETAILS
L6.00	LIGHTING PLAN



VICINITY MAP
1" = 500'



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.

SITE DATA IS CURRENT PRIOR TO RECORDATION OF EXEMPT PLAT-TO BE REVISED UPON RECORDATION

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

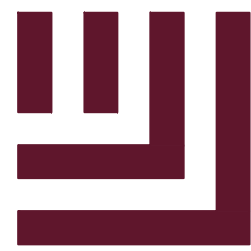
ATTENTION CONTRACTORS

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

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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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

CONTACT

DAVID BOYETTE
boyette@mcadamsco.com
PHONE: 919.244.9528

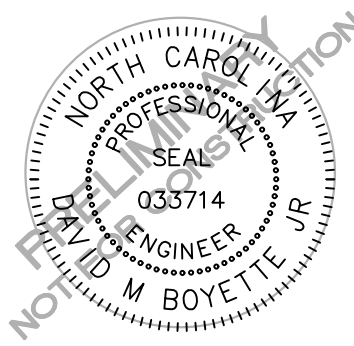
CLIENT

MAPLE MULTI-FAMILY LAND SE, L.P.
360 MINE LAKE CT, SUITE 200
RALEIGH, NC 27615
PHONE: 404.798.7927

PROJECT DIRECTORY

DEVELOPER
TRAMMELL CROW RESIDENTIAL
4509 CREEDMOOR ROAD, SUITE 308
RALEIGH, NORTH CAROLINA 27612
PHONE: 404.798.7927

ARCHITECT
DWELL DESIGN STUDIO
8200 GREENSBORO DRIVE, SUITE 650
MCLEAN, VIRGINIA, 22102
PHONE: 571.253.6950



REVISIONS

NO.	DATE	
1	06.09.2022	REVISED PER COR 1ST REVIEW COMMENTS
2	07.28.2022	REVISED PER COR 2ND REVIEW COMMENTS
3	08.12.2022	REVISED PER COR 3RD REVIEW COMMENTS

PRELIMINARY SUBDIVISION PLAN FOR:

100 KNOWLES STREET
RALEIGH, NC, 27603
PROJECT NUMBER:
2021110380

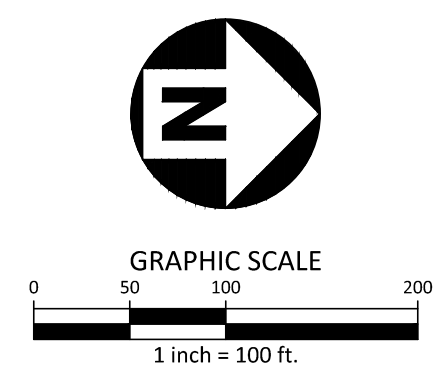
M:\Projects\100 Knowles Street\2021110380\04-Production\Engineering\Construction\Drawings\Current\Drawing\2021110380-PSP-S1.dwg, 8/15/2022 2:07:51 AM, David Bouvett



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
	OUTDOOR AMENITY AREA
	PRIMARY TREE CONSERVATION AREA
	SHOD-2 OVERLAY DISTRICT

PROPERTY OWNER TABLE			
OWNER	PIN		ZONING
1 WALL, NEEDHAM A	1702654611		R-10
2 PEREZ, ANGELA RAE	1702654720		R-10
3 PEREIRA, SEAN M	1702654738		R-10
4 WINDSOR CREST PROPERTIES INC	1702654854		R-10
5 DUMONT, WILLIAM	1702654960		R-10
6 DUPREE, GARY LOUIS	1702654976		R-10
7 MCGEE, ROY T III MCGEE, TAMMY B	1702664072		R-10
8 TERLIZZI, HILARY A	1702664088		R-10
9 WATERS, LYNNWOOD E WATERS, CAROLYN A	1702665104		R-10
10 WOODARD, THOMAS C WOODARD, PHYLLIS T	1702665220		R-10
11 BASKERVILLE, MATTHEW	1702665206		R-10
12 TESSENGAR, ELMER GEORGE TRUSTEE ELMER GEORGE TESSENGAR REVOCABLE LIVING TRUST THE	1702665322		R-10
13 COATES, GARY TRUSTEE	1702665358		R-10
14 SHANKS, ROBERT G SHANKS, MERI C	1702665444		R-10
15 HOLLIDAY, SARA M	1702665560		R-10
16 JONES, KYLE	1702665556		R-10
17 VASQUEZ-MICHEL, LUIS A ENG, STEPHANIE M	1702665653		R-10
18 RALEIGH RESTORATION GROUP LLC	1702665750		R-10
19 WISE, JORDAN R	1702665758		R-10
20 OVERTON, ELIZABETH WHEELER OVERTON, VICTOR DALE	1702665875		R-10
21 WATKINS, VIRGINIA B WATKINS, ANDREW P	1702665951		R-10
22 BALDWIN, LARA GILMORE TRUSTEE TRUSTEE OF STEPHANIE LYNN GILMORE THIRD PARTY SPEC	1702675042		R-10
23 LEE, RASHIM LATEFF	1702675049		R-10
24 YACOBUCCI, MICHAEL A	1702675135		R-10
25 WINDSOR CREST PROPERTIES INC	1702675221		R-10
26 PJC & RWC INVESTMENTS, LLC	1702675217		R-10
27 OHAGAN LLC	1702675307		R-10
28 SMITH, VANESSA A	1702674576		R-10
29 HAYWOOD FUNERAL HOME INC	1702672837		IX-3-PL
30 SOVRAN ACQUISITION LP	1702682182		IX-3-PL
31 EVERGREEN PACKAGING INC	1702687425		IX-3-PL
32 PBV 2201 SOUTH WILMINGTON STREET LP	1702689947		IX-3-PL
PENNYBACKER CAPITAL			

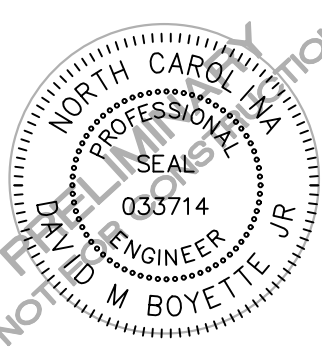


PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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
MAPLE MULTI-FAMILY LAND SE, L.P.
160 MINE LAKE CT, SUITE 200
RALEIGH, NC 27615
PHONE: 404.798.7927

100 KNOWLES STREET
PRELIMINARY SUBDIVISION PLAN
100 KNOWLES STREET
RALEIGH, NORTH CAROLINA, 27603



REVISIONS		
NO.	DATE	
1	06.09.2022	REVISED PER COR 1ST REVIEW COMMENTS
2	07.28.2022	REVISED PER COR 2ND REVIEW COMMENTS
3	08.12.2022	REVISED PER COR 3RD REVIEW COMMENTS

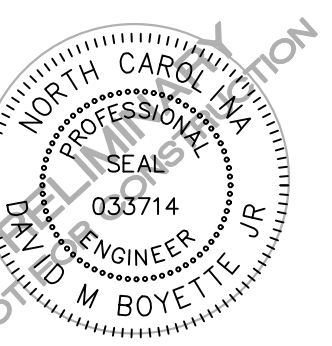
PLAN INFORMATION	
PROJECT NO.	2021110380
FILENAME	2021110380-PSP-S1
CHECKED BY	
DRAWN BY	
SCALE	1"=100'
DATE	04.18.2022

SHEET
OVERALL SUBDIVISION PLAN
C2.00

CLIENT

MAPLE MULTI-FAMILY LAND SE, L.P.
160 MINE LAKE CT, SUITE 200
RALEIGH, NC 27615
PHONE: 404.798.7927

100 KNOWLES STREET
PRELIMINARY SUBDIVISION PLAN
100 KNOWLES STREET
RALEIGH, NORTH CAROLINA, 27603



REVISIONS

NO.	DATE	
1	06. 09. 2022	REVISED PER COR 1ST REVIEW COMMENTS.
2	07. 08. 2022	REVISED PER COR 2ND REVIEW COMMENTS.
3	08. 12. 2022	REVISED PER COR 3RD REVIEW COMMENTS.

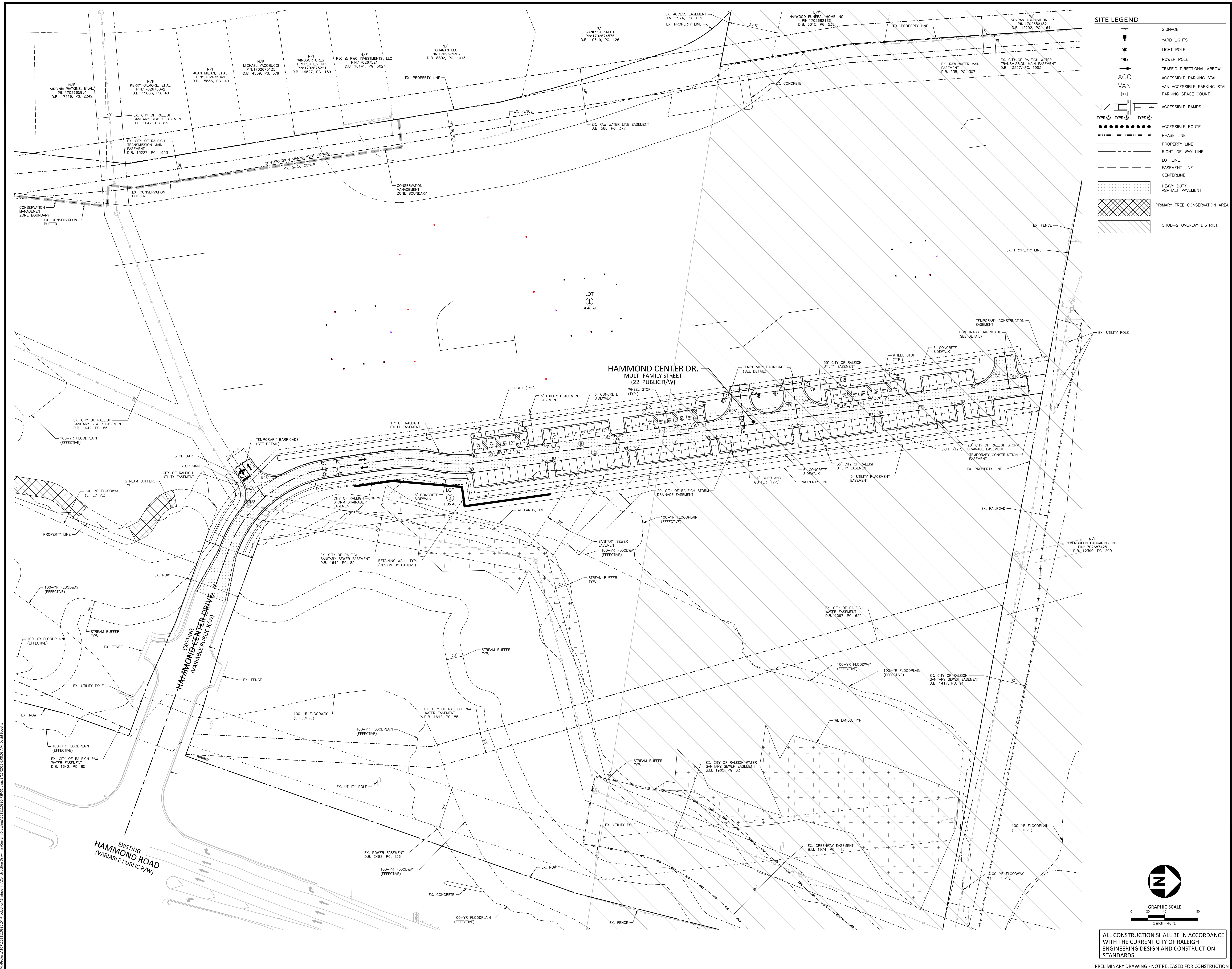
PLAN INFORMATION

PROJECT NO. 2021110380
 FILENAME 2021110380-PSP-S1
 CHECKED BY
 DRAWN BY
 SCALE 1"=40'
 DATE 04. 18. 2022

SHEET

SUBDIVISION PLAN

C2.01



CLIENT

PLE MULTI-FAMILY LAND SE, L.P.
MINE LAKE CT, SUITE 200
LEIGH, NC 27615
ONE: 404.798.7927

100 KNOWLES STREET
PRELIMINARY SUBDIVISION PLAN
100 KNOWLES STREET
RALEIGH, NORTH CAROLINA, 27603



VISIONS

DATE	
06. 09. 2022	REVISED PER COR 1ST REVIEW COMMENTS
07. 28. 2022	REVISED PER COR 2ND REVIEW COMMENT
08. 12. 2022	REVISED PER COR 3RD REVIEW COMMENT:

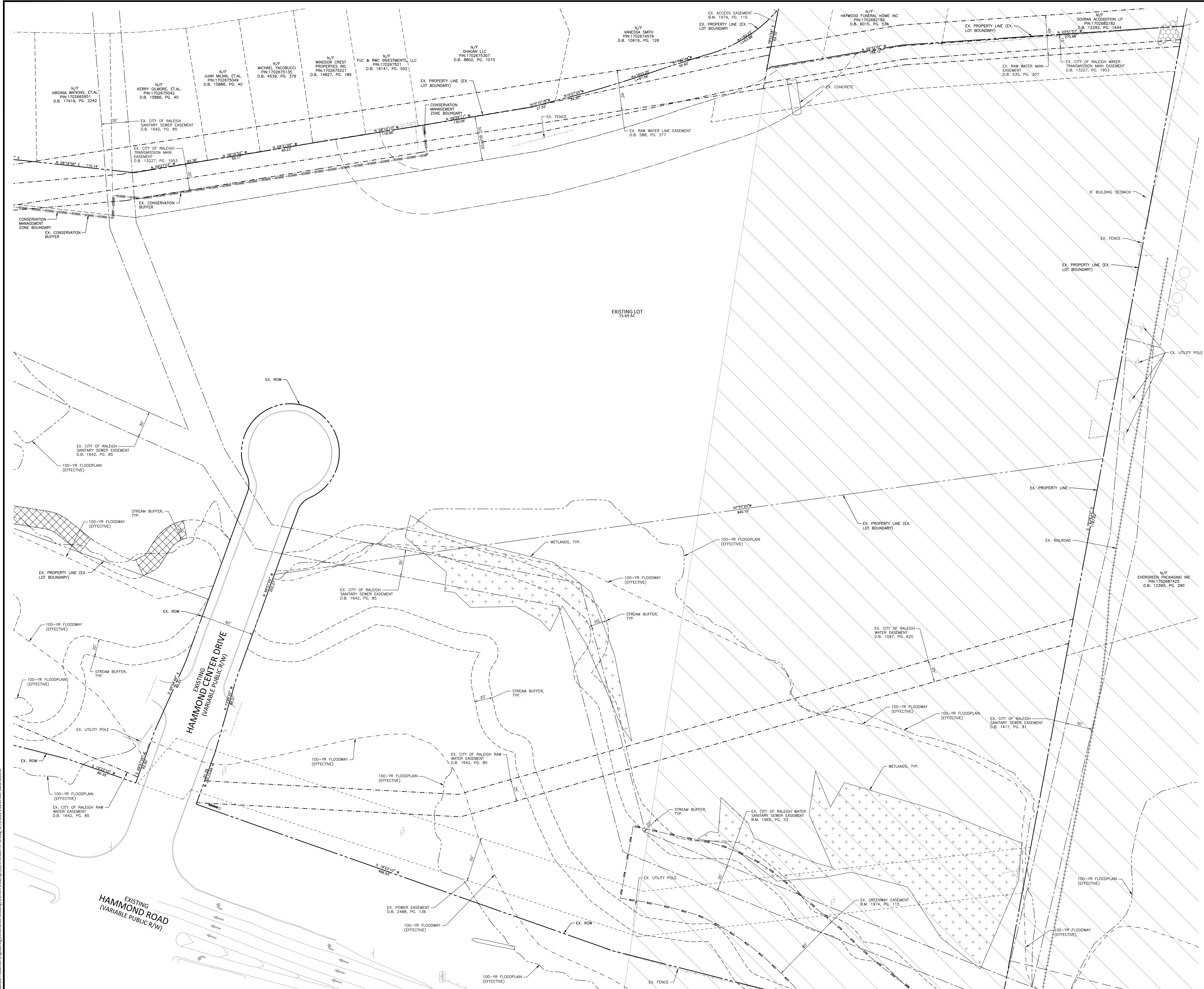
PLAN INFORMATION

PROJECT NO.	2021110380
PLANENAME	2021110380-PSP-S2
CHECKED BY	
DRAWN BY	
SCALE	1"=40'
DATE	04. 18. 2022

SHEET

SUBDIVISION PLAN- EXISTING LOTS

C2.02



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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

CLIENT

PLE MULTI-FAMILY LAND SE, L.P.
O MINE LAKE CT, SUITE 200
EIGH, NC 27615
ONE: 404.798.7927

100 KNOWLES STREET
PRELIMINARY SUBDIVISION PLAN
100 KNOWLES STREET
RALEIGH, NORTH CAROLINA, 27603



VISIONS

DATE	
06. 09. 2022	REVISED PER COR 1ST REVIEW COMMENTS
07. 28. 2022	REVISED PER COR 2ND REVIEW COMMENTS
08. 12. 2022	REVISED PER COR 3RD REVIEW COMMENTS

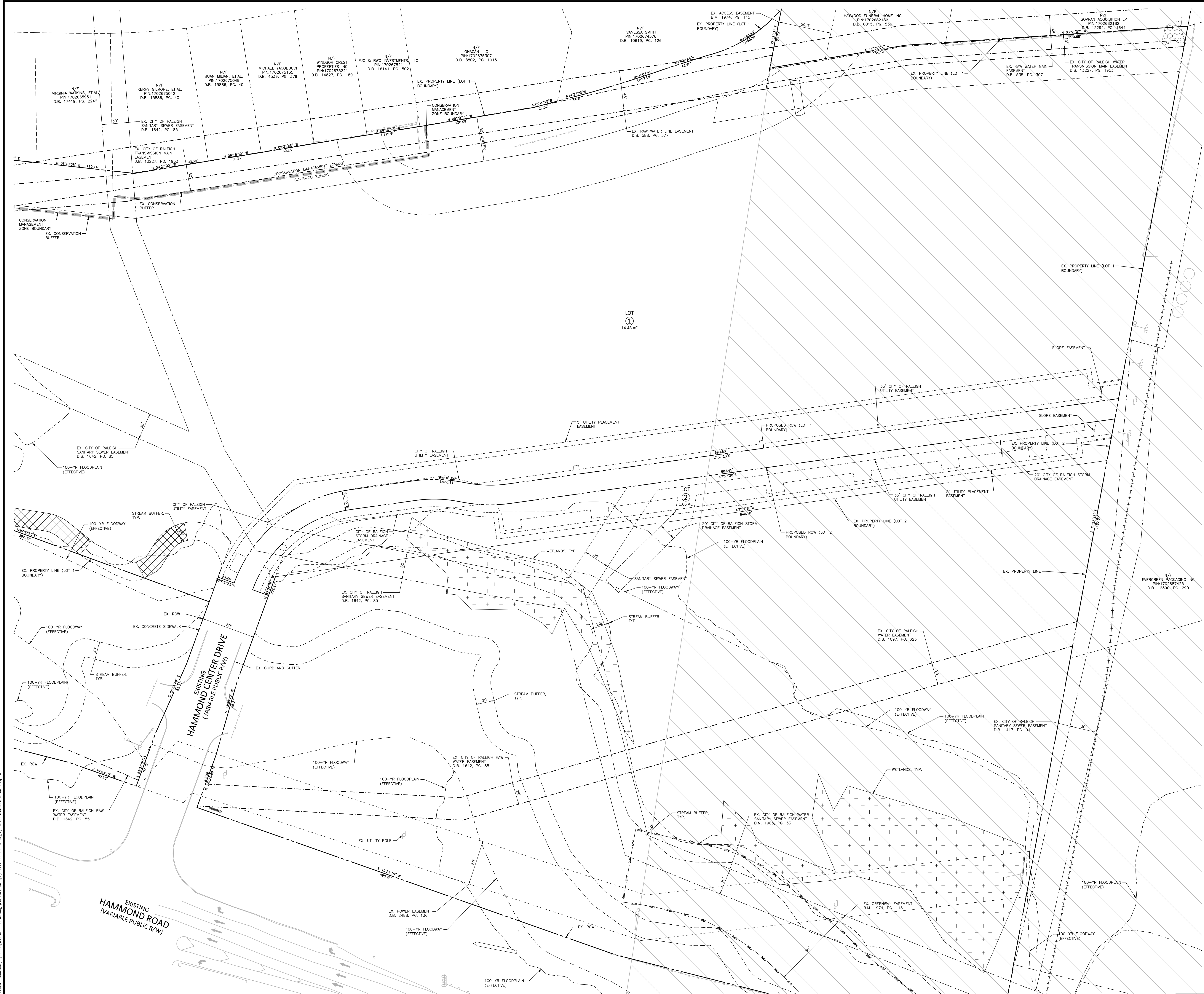
PLAN INFORMATION

OBJECT NO.	2021110380
ENAME	2021110380-PSP-S2
CHECKED BY	
DRAWN BY	
SCALE	1"=40'
DATE	04. 18. 2022

SHEET

SUBDIVISION PLAN- PROPOSED LOTS

C2.03



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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION