



Administrative Approval Action

Case File / Name: SUB-0029-2022
DSLC - 100 Knowles Street

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the east side of S. Wilmington Street , west of Hammond Road at 120 Hammond Center Dr.

REQUEST: Development of an existing 15.69 acre tract zoned CX-5-CU and CM with a portion in the SHOD-2 district, into a proposed vacant 2 lot subdivision with .52 acres/22,610 sf of right-of-way dedication and .36 acres/15,836 sf of right-of-way abandonment, leaving a net area of 15.54 acres. Proposed New Lot 1 being 14.48 acres and New Lot 4 being 1.05 acres.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated December 21, 2022 by McAdams.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. The public improvements inclusive of the improvements associated with the traffic impact analysis are shown on the site permitting review plans.

Engineering

2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

Public Utilities

3. SUB (utility) recommendations must be incorporated into SPR design

Stormwater

4. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).



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6. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
7. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).

Urban Forestry

8. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
9. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required

<input checked="" type="checkbox"/>	Slope Easement Deed of Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. A fee-in-lieu for those portions of the public improvements stopping short of the property line, sidewalks and a transit stop is paid to the City of Raleigh (UDO 8.1.10).
2. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
3. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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4. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
5. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities

6. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
7. Street R/W abandonment resolution # must be referenced on the final subdivision plat.

Stormwater

8. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
9. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

Urban Forestry

10. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .2995 acres of tree conservation area.
11. A public infrastructure surety for 10 street trees that are to be planted within the right of way along Hammond Center Drive shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.



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The following items must be approved prior to the issuance of building permits:

Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry

2. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 10 street trees to be planted within the right of way along Hammond Center Drive.

The following are required prior to issuance of building occupancy permit:

General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff
2. All street lights and street signs required as part of the development approval are installed.
3. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
4. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: January 25, 2026

Record at least ½ of the land area approved.

5-Year Sunset Date: January 25, 2028

Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 01/25/2023
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy

Preliminary Subdivision Application
Planning and Development

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 StaffReview@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)	
<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	
GENERAL INFORMATION	
Scoping/lot plan case number(s): n/a	
Development name (subject to approval): 100 Knowles Street Subdivision	
Property Address(es): 120 Hammond Center Drive	
Recorded Deed PIN(s): 1702677491	
What is your project type?	
<input type="checkbox"/> Single family	<input type="checkbox"/> Townhouse
<input type="checkbox"/> Apartment	<input type="checkbox"/> Non-residential
<input checked="" type="checkbox"/> Other: Subdivision Only	

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Trammell Crow Residential	
Contact/Developer Name and Title: Sean Allen, Development Manager	
Address: 4509 Creedmoor Road, Suite 308, Raleigh, NC 27612	
Phone #: 425.301.3806	
Email: sallen@tcr.com	
APPLICANT INFORMATION	
Company: McAdams	
Contact Name and Title: David Boyette, Project Manager	
Address: One Glenwood Ave, Suite 201, Raleigh, NC 27603	
Phone #: 919.244.9528	
Email: boyette@mcadamsco.com	

Continue to page 2 >>

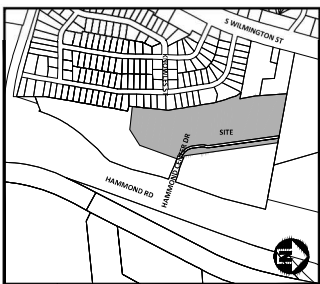
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DEVELOPMENT TYPE - SITE DATA TABLE (Applicable to all developments)	
ZONING INFORMATION	
Cross site acreage: 15.69 AC	
Zoning districts (if more than one, provide acreage of each): C-X-6-CU	
Overlay district: SHOD-2	
Conditional Use District (CUD) Case # 2: 38-21	
Board of Adjustment (BOA) Case #:	
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 1.33	
Proposed Impervious Surface: Acres: 1.33	
Squares Feet: 57,306	
Squares Feet: 57,306	
Wetlands: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Flood study: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
FEMA Map Panel #: 372017050J	
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 the 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, resident 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 and 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: _____	

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VICINITY MAP
1" = 500'

100 KNOWLES STREET

PRELIMINARY SUBDIVISION PLAN

120 HAMMOND CENTER DRIVE
RALEIGH, NORTH CAROLINA 27603
PROJECT NUMBER: 2021110380
CASE NUMBER: SUB-0029-2022

DATE: APRIL 18, 2022
REVISED: JUNE 09, 2022
REVISED: AUGUST 12, 2022
REVISED: SEPTEMBER 23, 2022
REVISED: NOVEMBER 09, 2022
REVISED: DECEMBER 21, 2022

SITE DATA	
STREET ADDRESS	120 HAMMOND CENTER DRIVE, RALEIGH NORTH CAROLINA 27603
ACCOMPANYING APPROVALS	258-8824-2022
PERMITS/DEVELOPMENT	1702677491 (15.69 AC)
TOTAL SITE AREA	15.69 AC
PROPOSED: 15.69 AC	
ZONING	C-X-6-CU COMMERCIAL MIXED USE (15.69 AC)
OVERLAY DISTRICT	SHOD-2
CONDITIONAL USE DISTRICT (CUD)	38-21
BOARD OF ADJUSTMENT (BOA) CASE #	
STORMWATER INFORMATION	EXISTING IMPERVIOUS SURFACE: 1.33 AC PROPOSED IMPERVIOUS SURFACE: 1.33 AC SQUARE FEET: 57,306
WETLANDS	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
FLOOD STUDY	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
FEMA MAP PANEL #	372017050J
NUMBER OF LOTS AND DENSITY	DETACHED: n/a ATTACHED: 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 the 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, resident 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 and 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: _____	

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

LOT / IMPERVIOUS AREA TABLE			
	TOTAL AREA	EX IMP	PROP IMP
NEW LOT 1	14.48 AC	0.00 AC	0.42 AC
NEW LOT 4	1.05 AC	0.00 AC	0.40 AC
R/W	0.52 AC	0.28 AC	0.51 AC
TOTAL	16.05 AC	0.28 AC	1.33 AC

IMPERVIOUS AREA ASSIGNMENT TABLE			
	LOT AREA	IMP AREA (SF)	IMP AREA (AC)
NEW LOT 1	14.48 AC	40,413	0.93
NEW LOT 4	1.05 AC	17,262	0.40

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 NCSD STANDARDS, SPECIFICATIONS AND DETAILS.

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or gas, or approved in these plans, is responsible for contacting the Public Works Department at (919) 996-3400 and the Public Utilities Department at (919) 996-4444, at least 10 business days 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 remediation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a Downstream Plug, how Permitted Piles on the jobsite, or any other violation of City of Raleigh Standards will result in a Fine and Possible Suspension 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 919.361.2769
license number: C-00391, C-187
www.mcadamsco.com

CONTACT

DAVID BOYETTE
boyette@mcadamsco.com
PHONE: 919.244.9528

CLIENT

MAPLE MULTI-FAMILY LAND SE, L.P.
360 NINE LAKE CT, SUITE 300
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
OWELL DESIGN STUDIO
8200 GREENBORO DRIVE, SUITE 600
MCRAE, VIRGINIA, 22101
PHONE: 571.253.6950

Project directory
Project directory
Project directory

REVISIONS

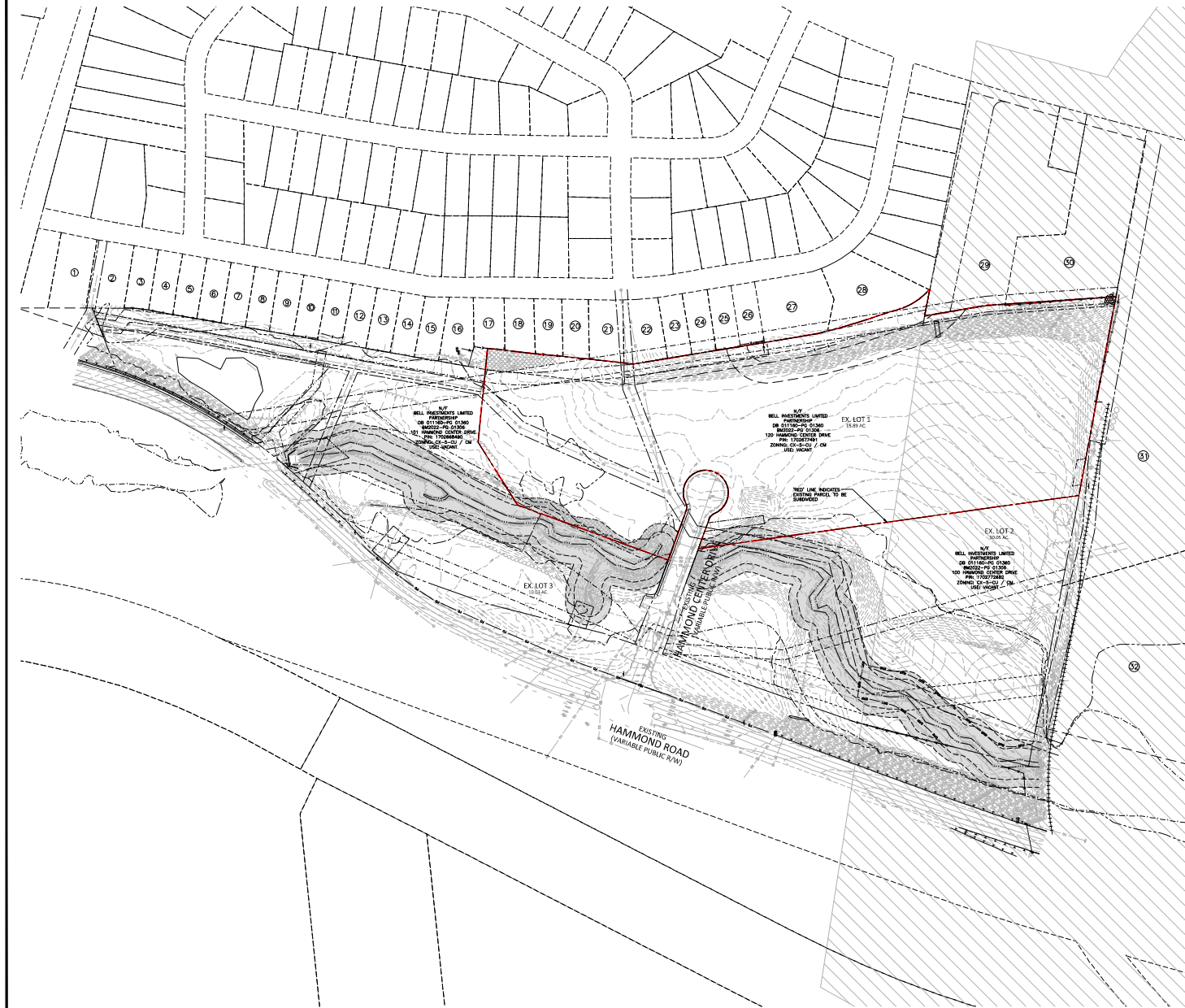
NO.	DATE	REVISIONS
1	04.18.2022	REVISIONS TO PERMITS/DEVELOPMENT
2	06.09.2022	REVISIONS TO PERMITS/DEVELOPMENT
3	08.12.2022	REVISIONS TO PERMITS/DEVELOPMENT
4	09.23.2022	REVISIONS TO PERMITS/DEVELOPMENT
5	12.21.2022	REVISIONS TO PERMITS/DEVELOPMENT

PRELIMINARY SUBDIVISION PLAN FOR:
100 KNOWLES STREET
RALEIGH, NC 27603
PROJECT NUMBER:
2021110380

811
Know what's below.
Call before you dig.

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.

\\p01mcad\cadd\100 Knowles Street\100 Knowles Street.dwg (PSP) 04/18/2022 10:44:14 AM User: dmcadams



LEGEND

● EXISTING IRON PIPE	ACCESSIBLE PARKING
○ IRON PIPE SET	IRRIGATION CONTROL VALVE
▲ CALCULATED POINT	FLOOD LIGHT
⊙ BORE HOLE	MAIL BOX
⊙ SANITARY SEWER MANHOLE	MONITORING WELL
⊙ SANITARY SEWER CLEANOUT	SHARPE CONNECTION
⊙ WATER VALVE	SOIL
⊙ WATER METER	WELL
⊙ FIRE HYDRANT	WATER MANHOLE
⊙ TELEPHONE PEDestal	LIGHT SINGLE
⊙ TELEPHONE MANHOLE	LIGHT DOUBLE
⊙ ELECTRIC BOX	CABLE BOX
⊙ LIGHT POLE	FIBER OPTIC VAULT
⊙ POWER POLE	SPRINKLER HEAD
⊙ CURB INLET	STORM DRAIN PIPE
⊙ STORM DRAINAGE MANHOLE	OVERHEAD UTILITY LINES
⊙ ADDRESS BOX	W
⊙ AIR CONDITIONER	SS
⊙ ADDRESS BOX	T
⊙ FIRE CONNECTION	CAS LINE
⊙ FIBER OPTIC MARKER	UE
⊙ GREASE PIT	UT
	X

SHOUD-2 OVERLAY DISTRICT

PROPERTY OWNER TABLE			
OWNER	FILE	ACRES	
1. WILL NEEDHAM A	1708484611	0.10	
2. PEREZ, MARIA RAE	1708484700	0.10	
3. PEREZ, SONIA P	1708484708	0.10	
4. WINCOR CREST PROPERTIES INC	1708484804	0.10	
5. DUMONT, WILLIAM	1708484800	0.10	
6. DUMONT, CHRY LOUIS	1708484878	0.10	
7. DUMONT, ROY T & DUMONT, TAMMY B	1708484972	0.10	
8. DUMONT, WILLIAM A	1708484988	0.10	
9. DUMONT, THOMAS E & DUMONT, DOROTHY L	1708485104	0.10	
10. DUMONT, THOMAS E & DUMONT, DOROTHY L	1708485200	0.10	
11. DUMONT, NATHAN	1708485208	0.10	
12. DUMONT, ELDER GEORGE TRUSTEE	1708485300	0.10	
13. DUMONT, ROBERT G & DUMONT, MERI G	1708485308	0.10	
14. DUMONT, ROBERT G & DUMONT, MERI G	1708485444	0.10	
15. HOLLEY, SHIRLEY W	1708485600	0.10	
16. JONES, WILEY	1708485608	0.10	
17. JONES, WILEY, LUE & DUMONT, DOROTHY L	1708485603	0.10	
18. JONES, WILEY, LUE & DUMONT, DOROTHY L	1708485700	0.10	
19. JONES, WILEY, LUE & DUMONT, DOROTHY L	1708485708	0.10	
20. JONES, WILEY, LUE & DUMONT, DOROTHY L	1708485878	0.10	
21. JONES, WILEY, LUE & DUMONT, DOROTHY L	1708485991	0.10	
22. JONES, WILEY, LUE & DUMONT, DOROTHY L	1708485994	0.10	
23. JONES, WILEY, LUE & DUMONT, DOROTHY L	1708485994	0.10	
24. JONES, WILEY, LUE & DUMONT, DOROTHY L	1708485994	0.10	
25. WINCOR CREST PROPERTIES INC	1708485994	0.10	
26. JONES, WILEY, LUE & DUMONT, DOROTHY L	1708485994	0.10	
27. JONES, WILEY, LUE & DUMONT, DOROTHY L	1708485994	0.10	
28. JONES, WILEY, LUE & DUMONT, DOROTHY L	1708485994	0.10	
29. JONES, WILEY, LUE & DUMONT, DOROTHY L	1708485994	0.10	
30. JONES, WILEY, LUE & DUMONT, DOROTHY L	1708485994	0.10	
31. JONES, WILEY, LUE & DUMONT, DOROTHY L	1708485994	0.10	
32. JONES, WILEY, LUE & DUMONT, DOROTHY L	1708485994	0.10	

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

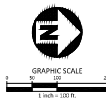
CLIENT
MAPLE MULTI-FAMILY LAND, L.P.
360 KINE LAKE CT, SUITE 200
RALEIGH, NC 27615
PHONE: 404.798.7927

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

REVISIONS			
NO.	DATE	REVISION	BY
1	04/18/2022	REVISED PER LCR 107 FOR NEW COMMENTS	DMCADAMS
2	04/18/2022	REVISED PER LCR 107 FOR NEW COMMENTS	DMCADAMS
3	04/18/2022	REVISED PER LCR 107 FOR NEW COMMENTS	DMCADAMS
4	04/18/2022	REVISED PER LCR 107 FOR NEW COMMENTS	DMCADAMS
5	04/18/2022	REVISED PER LCR 107 FOR NEW COMMENTS	DMCADAMS

PLAN INFORMATION
PROJECT NO. 2022.10380
FILENAME 2022.10380-PSP-WC1
CHECKED BY
DRAWN BY
SCALE 1"=100'
DATE 04.18.2022

SHEET
OVERALL
EXISTING CONDITIONS
C1.00



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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	TRF	ZONING
1. WALL NEEDHAM A.	1700846411	A-10
2. PETER, MARIE A.	1700847705	A-10
3. PETER, BOB W.	1700847708	A-10
4. WINSTON CREST PROPERTIES INC	1700846454	A-10
5. DUNCAN, WILLIAM	1700846460	A-10
6. DUNCAN, GARY LOUIS	1700846476	A-10
7. WOOD, ROY T & WOOD, TAMMY B.	1700846477	A-10
8. TERRY, TERRY A.	1700846498	A-10
9. TERRY, TERRY A. & TERRY, TERRY A.	1700846504	A-10
10. TERRY, TERRY A. & TERRY, TERRY A.	1700846505	A-10
11. TERRY, TERRY A. & TERRY, TERRY A.	1700846506	A-10
12. TERRY, TERRY A. & TERRY, TERRY A.	1700846507	A-10
13. TERRY, TERRY A. & TERRY, TERRY A.	1700846508	A-10
14. TERRY, TERRY A. & TERRY, TERRY A.	1700846509	A-10
15. TERRY, TERRY A. & TERRY, TERRY A.	1700846510	A-10
16. TERRY, TERRY A. & TERRY, TERRY A.	1700846511	A-10
17. TERRY, TERRY A. & TERRY, TERRY A.	1700846512	A-10
18. TERRY, TERRY A. & TERRY, TERRY A.	1700846513	A-10
19. TERRY, TERRY A. & TERRY, TERRY A.	1700846514	A-10
20. TERRY, TERRY A. & TERRY, TERRY A.	1700846515	A-10
21. TERRY, TERRY A. & TERRY, TERRY A.	1700846516	A-10
22. TERRY, TERRY A. & TERRY, TERRY A.	1700846517	A-10
23. TERRY, TERRY A. & TERRY, TERRY A.	1700846518	A-10
24. TERRY, TERRY A. & TERRY, TERRY A.	1700846519	A-10
25. TERRY, TERRY A. & TERRY, TERRY A.	1700846520	A-10
26. TERRY, TERRY A. & TERRY, TERRY A.	1700846521	A-10
27. TERRY, TERRY A. & TERRY, TERRY A.	1700846522	A-10
28. TERRY, TERRY A. & TERRY, TERRY A.	1700846523	A-10
29. TERRY, TERRY A. & TERRY, TERRY A.	1700846524	A-10
30. TERRY, TERRY A. & TERRY, TERRY A.	1700846525	A-10
31. TERRY, TERRY A. & TERRY, TERRY A.	1700846526	A-10
32. TERRY, TERRY A. & TERRY, TERRY A.	1700846527	A-10

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

REVISIONS

NO.	DATE	REVISION
1	08.29.2022	REVISION FOR 100 KNOWLES COMMENTS
2	09.13.2022	REVISION FOR 100 KNOWLES COMMENTS
3	09.13.2022	REVISION FOR 100 KNOWLES COMMENTS
4	10.11.2022	REVISION FOR 100 KNOWLES COMMENTS

PLAN INFORMATION

PROJECT NO.	2022.10080
FILENAME	2022.10080-PSP-S1
CHECKED BY	
DRAWN BY	
SCALE	1"=100'
DATE	04.18.2022

SHEET

OVERALL SUBDIVISION

PLAN

C2.00





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

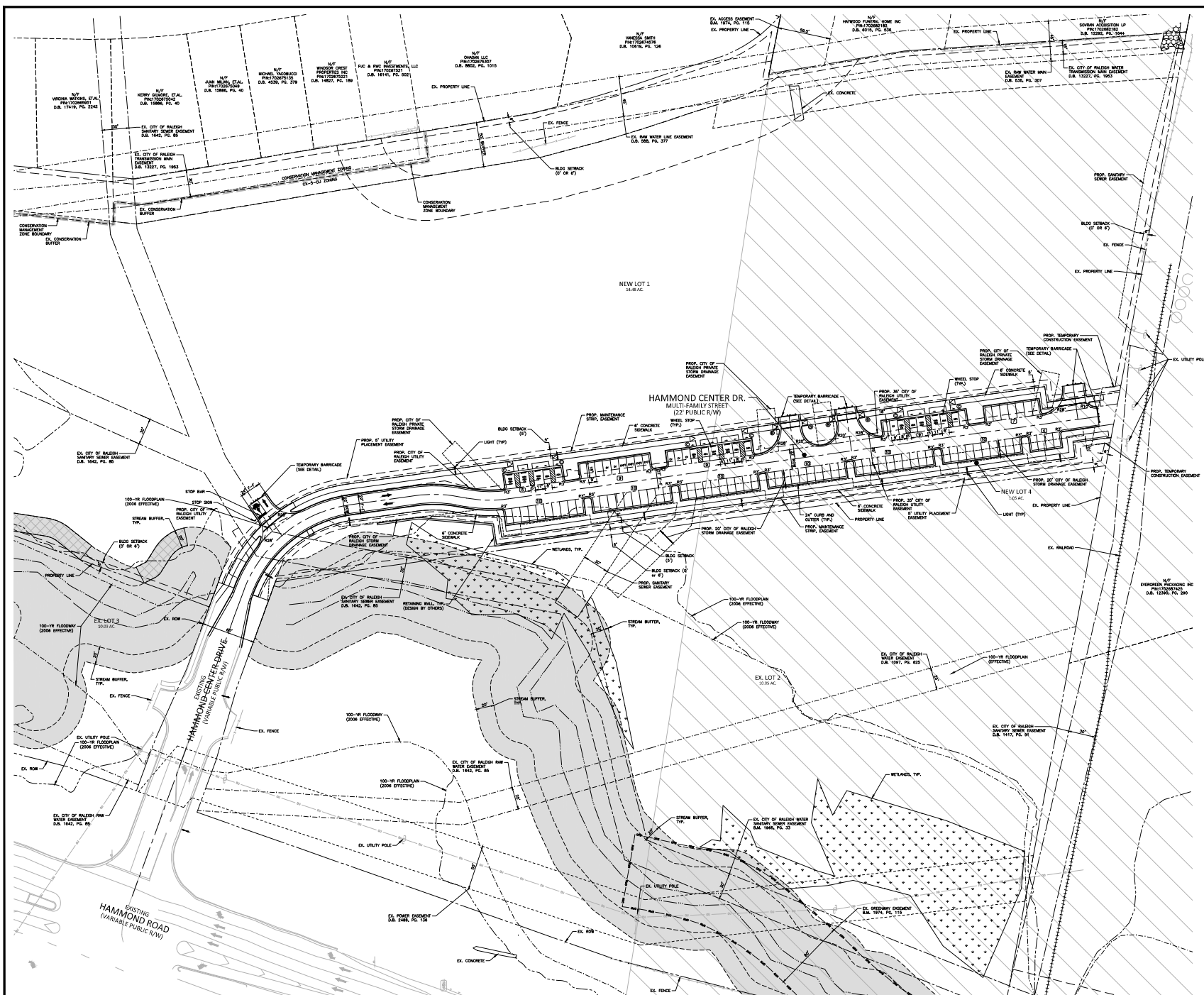


NO.	DATE	
1	06.09.2022	FEEDBACK FOR CSR 1ST REVIEW COMMENTS
2	06.12.2022	FEEDBACK FOR CSR 2ND REVIEW COMMENT
3	09.03.2024	FEEDBACK FOR CSR 3RD REVIEW COMMENT
4	11.09.2022	FEEDBACK FOR CSR 4TH REVIEW COMMENT

PROJECT NO.	2021110380
FILENAME	2021110380-PSP-51
CHECKED BY	
DRAWN BY	
SCALE	1"=60'
DATE	04.18.2022

SUBDIVISION PLAN

C2.01



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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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	PREPARED PER CDR 1ST REVIEW COMMENTS
2	08.02.2022	REVISED PER CDR 2ND REVIEW COMMENT
3	09.23.2022	REVISED PER CDR 3RD REVIEW COMMENT
4	11.09.2022	REVISED PER CDR 4TH REVIEW COMMENT
5	11.21.2022	REVISED PER CDR 5TH REVIEW COMMENT

PLAN INFORMATION

PROJECT NO.	2021110380
FILENAME	2021110380-PSP-52
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



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MAPLE MULTI-FAMILY LAND SE, L.P.
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100 KNOWLES STREET
PRELIMINARY SUBDIVISION PLAN
100 KNOWLES STREET
RALEIGH, NORTH CAROLINA, 27603

PLAN INFORMATION

PROJECT NO.	2021110380
FILENAME	2021110380-PSP-S2
CHECKED BY	
DRAWN BY	
SCALE	1"=60'
DATE	04.18.2022

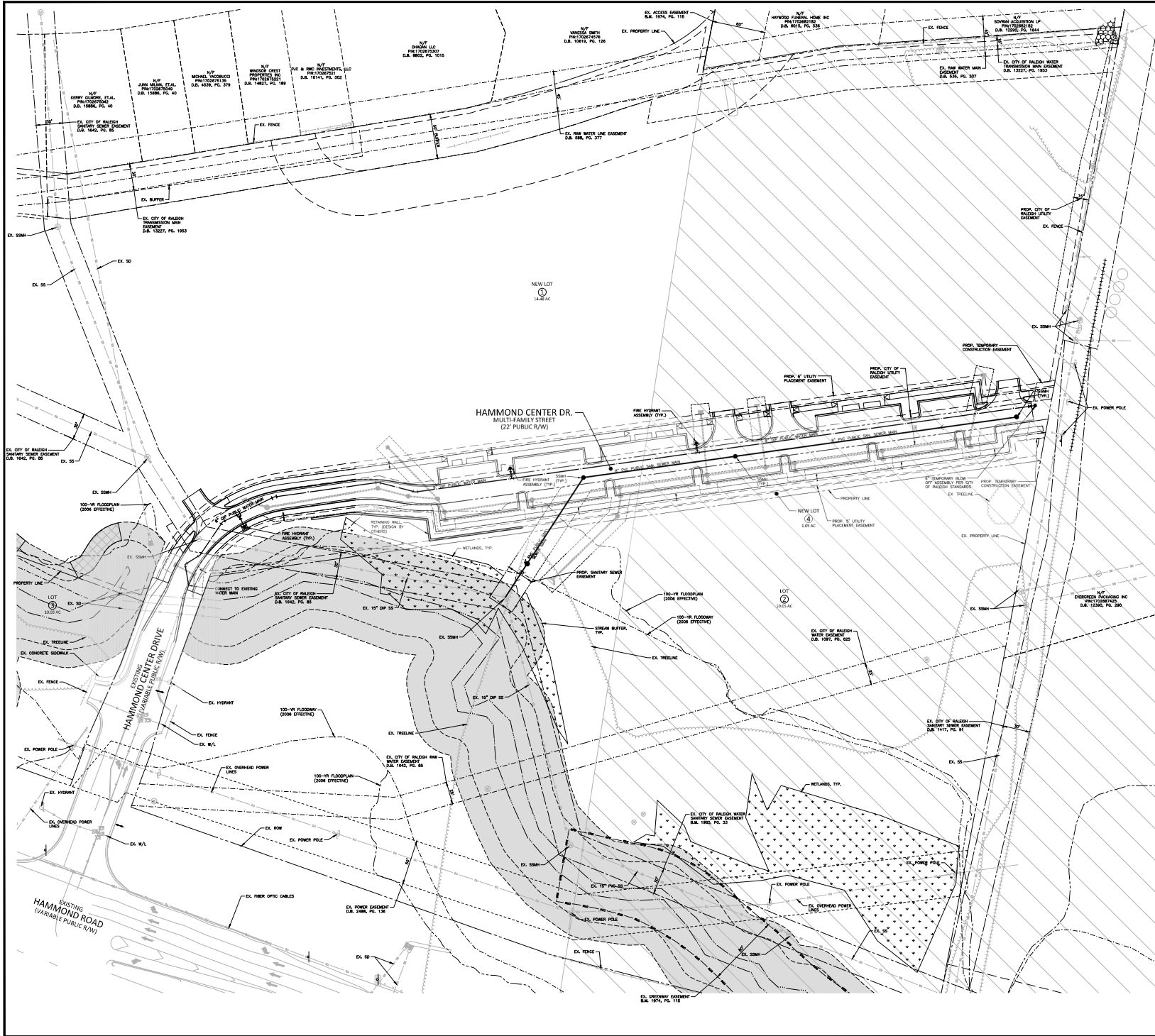
SHEET

**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



UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VALVE
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION
- ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE
- PRIMARY TREE CONSERVATION AREA
- SHMO-2 OVERLAY DISTRICT

McADAMS
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license number: C 02593, C 187
www.mcadamsco.com

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PHONE: 404.798.7927

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

REVISIONS

NO.	DATE	DESCRIPTION
1	06.29.2022	REVISED PER CITY OF RALEIGH COMMENTS
2	08.11.2022	REVISED PER CITY OF RALEIGH COMMENTS
3	08.11.2022	REVISED PER CITY OF RALEIGH COMMENTS
4	11.21.2022	REVISED PER CITY OF RALEIGH COMMENTS

PLAN INFORMATION

PROJECT NO.	202210380
FILE NAME	202210380-PSP-L1
CHECKED BY	
DRAWN BY	
SCALE	1"=40'
DATE	04.18.2022

SHEET
UTILITY PLAN

C4.00

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION