



Preliminary Subdivision Application

Site Review

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 OPTIONS (UDO Chapter 2)				
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development		
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option		
<i>NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District</i>				
GENERAL INFORMATION				
Scoping/sketch plan case number(s):				
Development name (subject to approval): Amavi - North Raleigh				
Property Address(es): 6700, 7022 Capital Blvd & 4528 Jacqueline Ln, Raleigh, North Carolina				
Recorded Deed PIN(s): 1727742742, 1727838941, 1727759136				
Building type(s):	<input type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input checked="" type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names: ETHEL LIMITED PARTNERSHIP; THOMPSON, NORWOOD	
Company: ETHEL LIMITED PARTNERSHIP; C/O BI	Title: NA;NA
Address: 1517 CASWELL ST RALEIGH NC 27608-2309; 442 E MAIN ST CLAYTON NC 27520-2552	
Phone #: Unknown	Email: Unknown
Applicant Name (If different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: McAdams	Address: 621 Hillsborough Street, Suite 500 Raleigh, NC 27603
Phone #: 919. 361. 5000	Email: sanchez@mcadamscs.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names: Jeremia Murphy	
Company: Mill Creek Residential	Title: Director of Development
Address: 1001 Morehead Square Drive Suite 350 Charlotte NC 28203	
Phone #: 704.548.7973	Email: jmurphy@mcrtrust.com

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION

Gross site acreage: 132.42 acres		
Zoning districts (if more than one, provide acreage of each): CX-5-CU Commercial Mixed-Use		
Overlay district(s): SHOD-2	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A <input type="checkbox"/>
Conditional Use District (CUD) Case # Z- NA	Board of Adjustment Case # BOA- NA	Design Alternate Case # DA- NA

STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) 0 Proposed total (sf) 543,888	Impervious Area for Compliance (includes right-of-way): Existing (sf) 0 Proposed total (sf) 1,019,254
---	--

NUMBER OF LOTS AND DENSITY

# of Detached House Lots:	# of Attached House Lots:	# of Townhouse Lots: 298
# of Tiny House Lots:	# of Open Lots: 9	# of Other Lots (Apartment, General, Mixed Use, Civic): 1
Total # of Lots: 308	Total # Dwelling Units: 298	
Proposed density for each zoning district (UDO 1.5.2.F): CX-5		

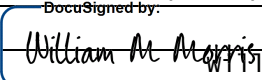
SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

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.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: 	Date: 12/16/2022 11:50 AM PST
Printed Name: William M Morris	
Signature:	Date:
Printed Name:	

Preliminary Subdivision Application
Site Review

Planning and Development Customer Service Center • One Exchange Place, Suite 400 | Raleigh, NC 27601 | 919-696-2800



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 SiteReviews@raleighnc.gov.

DEVELOPMENT OPTIONS (UDO Chapter 2)	
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot
<input type="checkbox"/> Frequent Transit Development Option	
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): Amavi - North Raleigh	
Property Address(es): 6700, 7022 Capital Blvd & 4528 Jacqueline Ln, Raleigh, North Carolina	
Recorded Deed PIN(s): 1727742742, 1727838941, 1727759136	
Building type(s): <input type="checkbox"/> Detached House <input type="checkbox"/> Attached House <input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Apartment	
<input type="checkbox"/> General Building <input type="checkbox"/> Mixed Use Building <input type="checkbox"/> Civic Building <input type="checkbox"/> Open Lot <input type="checkbox"/> Tiny House	
CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names: ETHEL LIMITED PARTNERSHIP; THOMPSON, NORWOOD	
Company: ETHEL LIMITED PARTNERSHIP; C/O BI Title: NA/NA	
Address: 1517 CASWELL ST RALEIGH NC 27608-2309; 442 E MAIN ST CLAYTON NC 27520-2652	
Phone #: Unknown	Email: Unknown
Applicant Name (if different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: McAdams Address: 621 Hillsborough Street, Suite 500 Raleigh, NC 27603	
Phone #: 919, 361, 5000	Email: sanchez@mcadamsco.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names: Jeremia Murphy	
Company: Mill Creek Residential Title: Director of Development	
Address: 1001 Morehead Square Drive Suite 350 Charlotte NC 28203	
Phone #: 704.548.7973	Email: jmurphy@mcrrtrust.com

Page 1 of 2

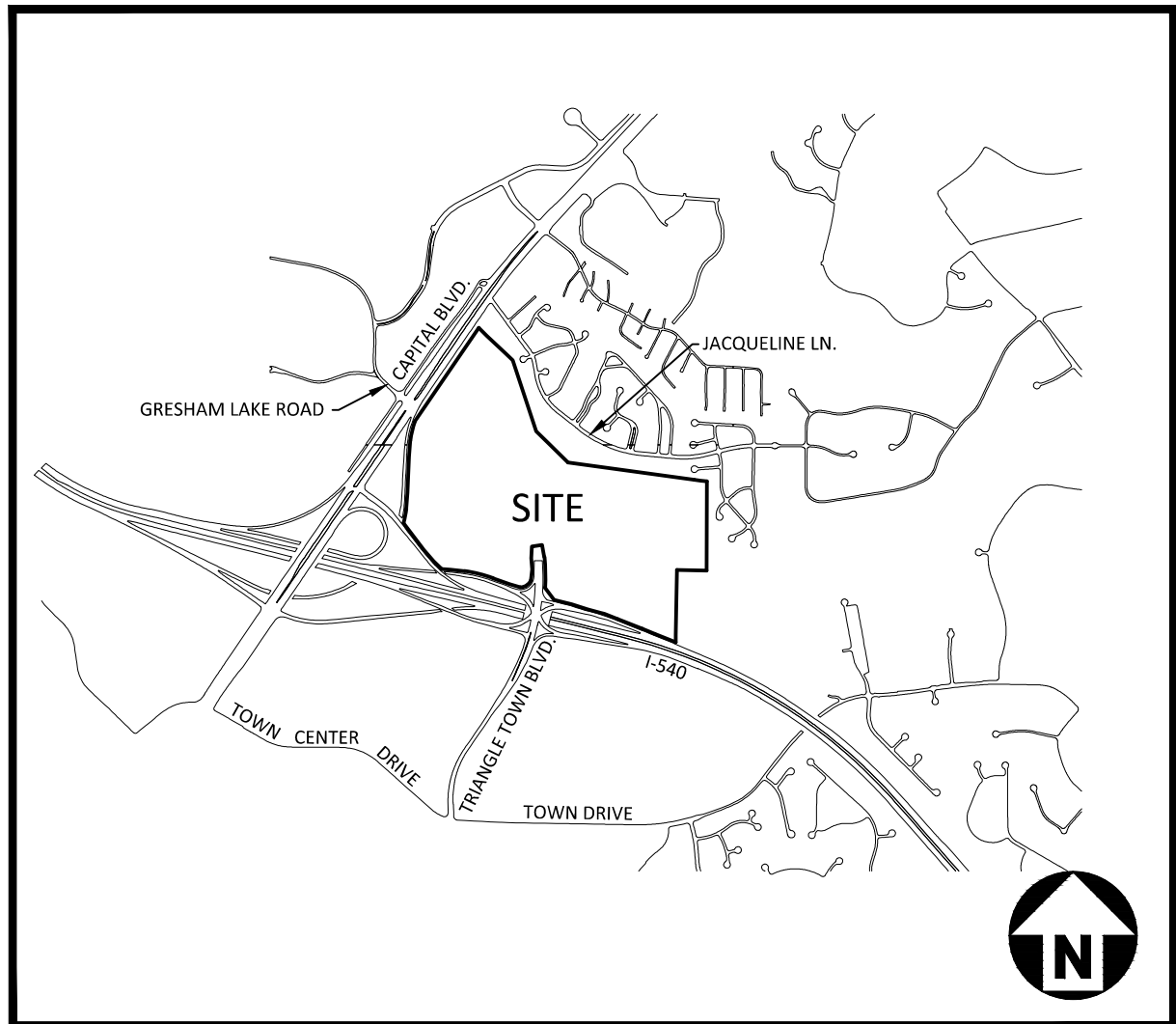
REVISION 10/30/22
raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION	
Gross site acreage: 132.42 acres	
Zoning districts (if more than one, provide acreage of each):	
CX-S-CU Commercial Mixed-Use	
Overlay district(s): SHOD-2	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Historic District/Landmark: N/A
Conditional Use District (CUD): Case # Z- NA	Board of Adjustment Case # BOA- NA Decision Alternate Case # DA- NA
STORMWATER INFORMATION	
Impervious Area on Parcel(s): Existing (sf) 0 Proposed total (sf) 543,888	Impervious Area for Compliance (includes right-of-way): Existing (sf) 0 Proposed total (sf) 1,019,254
NUMBER OF LOTS AND DENSITY	
# of Detached House Lots:	# of Attached House Lots:
# of Tiny House Lots:	# of Open Lots: g
Total # of Lots: 308	# of Other Lots (Apartment, General, Mixed Use, Civic): 1
Total # Dwelling Units: 298	
Proposed density for each zoning district (UDO 1.5.2.F): CX-S	

SIGNATURE BLOCK	
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.	
By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).	
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.	
The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.	
Signature: <u>William A. Morris</u>	Date: 12/16/2022 11:50 AM PST
Printed Name: William A. Morris	
Signature: _____	Date: _____
Printed Name: _____	

Page 2 of 2

REVISION 10/30/22
raleighnc.gov



VICINITY MAP

1"=2000'

AMAVI NORTH RALEIGH

6700 CAPITAL BLVD.

RALEIGH, NORTH CAROLINA

PRELIMINARY SUBDIVISION PLAN

CITY OF RALEIGH CASE #SUB-_____ - _____

PROJECT NUMBER: 2021110741

DATE: DECEMBER 16, 2022

ZONING CONDITIONS

ZONING CASE NUMBER

2-7-22: 6700, 7022 CAPITAL BOULEVARD, ON THE NORTHEAST CORNER OF THE INTERSECTION OF CAPITAL BOULEVARD (US-1) AND I-540, CONSISTING OF WAKE COUNTY PINs 1727742742, AND 1727838941, APPROXIMATELY 121.47 ACRES REZONED TO COMMERCIAL MIXED USE-S STORIES- CONDITIONAL USE W/SPECIAL HIGHWAY OVERLAY DISTRICT-2 (CX-S-CU W/SHOD-2).

CONDITIONS DATED: AUGUST 9, 2022

- THE PORTION OF THE SUBJECT PROPERTY THAT IS NORTH OF PERRY CREEK, AND ONLY THAT PORTION, SHALL BE SUBJECT TO FOLLOWING STANDARDS:
 - PERMITTED RESIDENTIAL USES SHALL BE LIMITED TO SINGLE-UNIT LIVING, TWO-UNIT LIVING, MULTI-UNIT LIVING AND ACCESSORY USES.
 - THE APARTMENT BUILDING TYPE SHALL BE PROHIBITED.
 - THE MAXIMUM RESIDENTIAL BUILDING HEIGHT SHALL BE THREE (3) STORIES OR 50 FEET (50').
 - NON-RESIDENTIAL USES SHALL ONLY BE PERMITTED WITHIN 500 FEET OF THE CAPITAL BOULEVARD (U.S. 1) RIGHT-OF-WAY. THE FOLLOWING ADDITIONAL STANDARDS SHALL APPLY WITHIN THIS 500 FT ZONE:
 - THE MAXIMUM BUILDING HEIGHT SHALL BE 4 STORIES OR 68 FEET.
 - THE MAXIMUM GROUND STORY FLOOR PLATE AREA FOR ANY NON-RESIDENTIAL BUILDING TYPE SHALL BE 24,000 SQUARE FEET, EXCLUDING AREA USED FOR STRUCTURED PARKING.

RESPONSE: NO APARTMENT OR NON-RESIDENTIAL USES ARE PROPOSED, AND ALL PROPOSED TOWNHOMES ARE THREE STORIES OR 50 FEET OR LESS.

- NON-RESIDENTIAL USES FOR THE ENTIRE PROPERTY SHALL BE LIMITED TO A MAXIMUM OF 250,000 SQUARE FEET. RESPONSE: NO NON-RESIDENTIAL USES ARE PROPOSED WITH THIS SUBDIVISION.

- THE 100-YEAR FLOODPLAIN SHALL REMAIN UNDISTURBED FROM ADDED FILL EXCEPT FOR THE INSTALLATION OF STREETS, SIDEWALKS, UTILITIES, STORMWATER CONVEYANCES, GREENWAY TRAILS, FENCING, OR OTHER PUBLIC IMPROVEMENTS. RESPONSE: NO FILL IS PROPOSED WITHIN THE FLOODPLAIN EXCEPT FOR THE ABOVE ALLOWED IMPROVEMENTS.

- DEVELOPMENT OF 7022 CAPITAL BLVD (PARCEL NO. 1727838941; DEED BOOK 014631 / PAGE 01926) SHALL INCLUDE A PUBLIC STREET CONNECTING TRIANGLE TOWN BOULEVARD TO THE NORTHERN PROPERTY LINE TO ALIGN WITH DRAPER ROAD AND A PUBLIC STREET CONNECTING TRIANGLE TOWN BOULEVARD TO THE EASTERN PROPERTY LINE TO ALIGN WITH CREEKWATER DRIVE. THE APPROXIMATE LOCATIONS OF THE DRAPER ROAD AND CREEKWATER DRIVE CONNECTIONS ARE SHOWN IN THE ATTACHED EXHIBIT A. THESE STREET CONNECTIONS SHALL BE COMPLETED IN THE DEVELOPMENT PHASE IN WHICH THEY ARE LOCATED. THE FINAL LOCATIONS AND ALIGNMENT OF THE STREET CONNECTIONS SHALL BE DETERMINED AT THE SITE PLAN STAGE.

RESPONSE: A PUBLIC STREET CONNECTING TRIANGLE TOWN BLVD TO THE NORTHERN PROPERTY LINE IS PROPOSED WITH THIS SUBDIVISION. A PUBLIC ROAD SHALL BE SHOWN ON A SUBSEQUENT SUBMITTAL FOR THE CONNECTION TO CREEKWATER DR.

- A MINIMUM TEN FT (10') WIDE PEDESTRIAN AND BICYCLE MULTI-USE CROSSING OF PERRY CREEK SHALL BE PROVIDED ON 7022 CAPITAL BLVD (PARCEL NO. 1727838941; DEED BOOK 014631 / PAGE 01926). THIS PEDESTRIAN AND BICYCLE MULTI-USE CROSSING SHALL BE COMPLETED IN THE DEVELOPMENT PHASE IN WHICH IT IS LOCATED. THE FINAL LOCATION AND ALIGNMENT OF THE CROSSING SHALL BE DETERMINED AT THE SITE PLAN STAGE. RESPONSE: A MULTI-USE CROSSING IS PROPOSED.

- A LANDSCAPE BUFFER WITH A MINIMUM WIDTH OF FIFTY FT (50') MEASURED FROM THE PROPERTY LINE ABUTTING US-1 AND I-540 SHALL BE PROVIDED. THE LANDSCAPE BUFFER SHALL BE PLANTED ACCORDING TO THE PLANTING REQUIREMENTS FOR THE SHOD-1 PROTECTIVE YARD (UDO SECTION 5.3.1.F) UNLESS ESTABLISHED AS TREE CONSERVATION AREA IN ACCORDANCE WITH UDO ARTICLE 9.1. EXISTING VEGETATION AND THE PLANTINGS ALREADY REQUIRED BY THE SHOD-2 PROTECTIVE YARD, WHERE APPLICABLE, MAY BE CREDITED TOWARDS THE PLANTING REQUIREMENTS. THE LANDSCAPE BUFFER MAY INCLUDE GREENWAYS, OTHER PEDESTRIAN TRAILS, VEHICLE ACCESS, WALLS, BERMS, EASEMENTS INCLUDING SLOPE OR DRAINAGE EASEMENTS, UTILITIES, AND OTHER ENCROACHMENTS AS PERMITTED BY THE UDO. NEW PLANTINGS SHALL ONLY BE REQUIRED WITHIN NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SLOPE OR DRAINAGE EASEMENTS IF PERMITTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. RESPONSE: A 50' WIDE LANDSCAPE BUFFER IS PROPOSED. FURTHER COORDINATION WITH NCDOT IS REQUIRED.

SITE DATA

SITE ADDRESS:	6700, 7022 CAPITAL BOULEVARD, RALEIGH, NORTH CAROLINA
PARCEL PIN NUMBER:	1727742742, 1727838941
EXISTING ZONING:	CX-S-CU
OVERLAY DISTRICT:	SHOD-2
WATERSHED:	NEUSE RIVER BASIN
FLOODPLAIN/FIRM PANEL:	MAP NUMBER 37201727700K/ PANEL 1727
SITE AREA:	GROSS SITE AREA: 5,715,914 SF (131.22 AC) NET SITE AREA: 5,153,069 SF (118.3 AC)
EXISTING USE:	FORESTRY/VACANT
PROPOSED USE:	MULTI-UNIT LIVING (TOWNHOMES)
PROPOSED DWELLING UNITS:	298 UNITS
DENSITY:	ALLOWABLE: 1,511 DWELLING UNITS (MINIMUM 3,300 SF/UNIT) PROPOSED: 298 DWELLING UNITS
IMPERVIOUS AREA:	EXISTING IMPERVIOUS: 0.0 AC PROPOSED IMPERVIOUS: 23.40 AC (1,019,254 SF)
OUTDOOR AMENITY AREA:	REQUIRED: 13.12 AC PROPOSED: 14.00 AC

SOLID WASTE COMPLIANCE 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 THE CITY OF RALEIGH.
- INDIVIDUAL ROLLOUT CARTS WILL BE PROVIDED.
- ALL REFUSE CONTAINERS WILL BE STORED IN INDIVIDUAL GARAGES.



Know what's below.
Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-832-4949) 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.

SHEET INDEX

C0.00	PROJECT NOTES
C1.00-C1.02	EXISTING CONDITIONS
C1.03	DEMOLITION PLAN
C1.04	OVERALL LOTS AND EASEMENTS PLAN
C2.00	OVERALL SITE PLAN
C2.01	SITE AND LOT DIMENSION PLAN - AREA "A"
C2.02	SITE AND LOT DIMENSION PLAN - AREA "B"
C2.03	SITE AND LOT DIMENSION PLAN - AREA "C"
C2.04	SITE AND LOT DIMENSION PLAN - AREA "D"
C2.05	SITE AND LOT DIMENSION PLAN - AREA "E"
C2.06	SITE AND LOT DIMENSION PLAN - AREA "F"
C2.07	SITE AND LOT DIMENSION PLAN - AREA "G"
C2.08	SITE AND LOT DIMENSION PLAN - AREA "H"
C2.09	TRANSPORTATION PLAN
C3.00	OVERALL GRADING AND STORM DRAINAGE PLAN
C3.01	GRADING AND STORM DRAINAGE PLAN - AREA "A"
C3.02	GRADING AND STORM DRAINAGE PLAN - AREA "B"
C3.03	GRADING AND STORM DRAINAGE PLAN - AREA "C"
C3.04	GRADING AND STORM DRAINAGE PLAN - AREA "D"
C3.05	GRADING AND STORM DRAINAGE PLAN - AREA "E"
C3.06	GRADING AND STORM DRAINAGE PLAN - AREA "F"
C3.07	GRADING AND STORM DRAINAGE PLAN - AREA "G"
C3.08	GRADING AND STORM DRAINAGE PLAN - AREA "H"
C4.00	OVERALL UTILITY PLAN
C4.01	UTILITY PLAN - AREA "A"
C4.02	UTILITY PLAN - AREA "B"
C4.03	UTILITY PLAN - AREA "C"
C4.04	UTILITY PLAN - AREA "D"
C4.05	UTILITY PLAN - AREA "E"
C4.06	UTILITY PLAN - AREA "F"
C4.07	UTILITY PLAN - AREA "G"
C4.08	UTILITY PLAN - AREA "H"
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	STORM DRAINAGE DETAILS
C8.03	WATER DETAILS
C8.04	SANITARY SEWER DETAILS
L5.00	OVERALL CODE LANDSCAPE PLAN
L5.01	CODE LANDSCAPE PLAN - AREA "A"
L5.02	CODE LANDSCAPE PLAN - AREA "B"
L5.03	CODE LANDSCAPE PLAN - AREA "C"
L5.04	CODE LANDSCAPE PLAN - AREA "D"
L5.05	CODE LANDSCAPE PLAN - AREA "E"
L5.06	CODE LANDSCAPE PLAN - AREA "F"
L5.07	CODE LANDSCAPE PLAN - AREA "G"
L5.08	CODE LANDSCAPE PLAN - AREA "H"
L5.09	LANDSCAPE DETAILS AND SPECIFICATIONS
L5.10	LANDSCAPE DETAILS AND SPECIFICATIONS
L5.11	BLOCK PERIMETER PLAN
L6.00	LIGHTING PERFORMANCE PLAN
L8.01	TREE CONSERVATION PLAN

Obtain notes on SCOPE-0133-2022 from
Jermont Purifoy

Review SHOD-2 standards

Ensure Parks and Recreation is routed

-Check for
-Planning notes

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.

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 AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.



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

MIKE SANCHEZ
sanchez@mcadamsco.com
PHONE: 919. 361. 5000

CLIENT

MCRT SFR INVESTMENTS LLC
1710 CAMDEN ROAD, SUITE 5
CHARLOTTE, NORTH CAROLINA 28203
PHONE: 704. 548. 7973

PROJECT DIRECTORY

REVISIONS

NO. DATE

PRELIMINARY SUBDIVISION PLAN FOR:

AMAVI NORTH RALEIGH
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: 2021110741

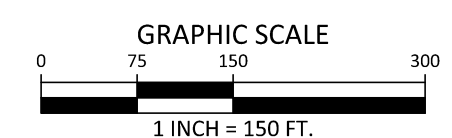
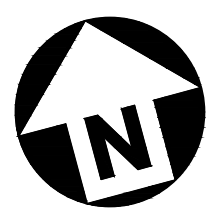
I:\Projects\MCAD\2021110741\04-Production\Engineering\ Preliminary Subdivision Plan\Current Drawings\2021110741-LE1.dwg, 12/16/2022 12:27:57 PM, Sherrill Williams



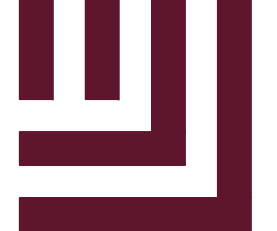
SITE LEGEND		
	ACC VAN	
	TYPE A	
	TYPE B	
	TYPE C	
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	LOT LINE	
	EASEMENT LINE	
	CENTERLINE	
	PHASE LINE	
	SINGLE FAMILY DETACHED LOT	
	OPEN SPACE/COMMON AREA LOT	
	SIGNAGE	
	LIGHT POLE	
	ACCESSIBLE PARKING STALL	
	VAN ACCESSIBLE PARKING STALL	
	ACCESSIBLE RAMPS	

1	VASSALLO PROPERTIES LLC PIN: 172763226 DB 1359, PG 1137 7290 CAPITAL BLVD
2	BARCLAYSAMERICAN MORTGAGE CORP PIN: 1727764112 DB 4676, PG 654 4208 JACQUELINE LN
3	CITY OF RALEIGH PIN: 1727766024 DB 12768, PG 1781 4216 JACQUELINE LN
4	LANE LAMONT AND LATESE SIMPKINS PIN: 1727766051 DB 12142, PG 380 4304 JACQUELINE LN
5	BAMI J AND REGINA Y CAULKER PIN: 1727756954 DB 8724, PG 1725 7208 S THORNCLOFF PL
6	7201 SOUTH THORNCLOFF PLACE LLC PIN: 1727756867 DB 2573, PG 769 7201 S THORNCLOFF PL
7	MIRANDA LYNN DAUGHTRY AND MADELENE MAYHEW HUBBARD PIN: 1727757801 DB 17825, PG 832 7200 S THORNCLOFF PL
8	JESSE E AND ANNA M WILLIAMS PIN: 1727757755 DB 3577, PG 160 4404 JACQUELINE LN
9	LUCIA SANTILLAN PIN: 1727757770 DB 15727, PG 953 4408 JACQUELINE LN
10	RONALD M WILLIAMS PIN: 1727757684 DB 6686, PG 679 4412 JACQUELINE LN
11	SAILOR ASHLEY STONEHEART PIN: 1727758509 DB 6286, PG 1005 4416 JACQUELINE LN
12	FERAT AND BESNIKE SELMANI RAMA PIN: 1727758523 DB 1650, PG 2656 4420 JACQUELINE LN
13	RAMON AND CELENIA ESTEVEZ VARGAS PIN: 1727758448 DB 17396, PG 1898 4424 JACQUELINE LN
14	DEMETRIS RENA NEYLAND PIN: 1727758484 DB 17772, PG 2269 4500 JACQUELINE LN
15	NORWOOD THOMPSON PIN: 1727759136 DB 8195, PG 1039 4528 JACQUELINE LN
16	SMOKETREE HOMEOWNERS ASSOC INC PIN: 1727846932 DB 5031, PG 881 4616 JACQUELINE LN
17	JVC HOMES INC PIN: 1727841659 DB 6988, PG 679 4718 JACQUELINE LN
18	JANET L ASHLEY PIN: 1727844772 DB 6736, PG 386 4800 MIMETREE CT
19	QIAN AND ZISU HAO LI PIN: 1727845606 DB 1813, PG 2256 4804 MIMETREE CT
20	THOMAS B JR AND LISA R SPEARS PIN: 1727846605 DB 6686, PG 20 4808 MIMETREE CT
21	ALAN MICHAEL AND ALBERT JEROME ANDUX PIN: 1727846617 DB 15337, PG 2456 4812 MIMETREE CT
22	ELEXER CASTANO GOMEZ PIN: 1727847841 DB 15427, PG 1536 4415 WOLFRAP RD
23	JOHN D AND LACBETZ P HOLMES PIN: 1727847544 DB 9143, PG 181 4409 WOLFRAP RD
24	MELANIE E THRATT PIN: 1727847497 DB 1278, PG 204 4405 WOLFRAP RD
25	YAMASA CO LTD PIN: 1727847386 DB 7418, PG 97 4313 PILLORY PL
26	GLORIA DE MARIA AREVALO PIN: 1727847258 DB 15889, PG 684 4309 PILLORY PL
27	RALEIGH HOUSING AUTHORITY PIN: 1727847250 DB 7623, PG 452 4305 PILLORY PL
28	ROBIN L BAKER PIN: 1727847182 DB 13073, PG 1654 4301 PILLORY PL
29	JVC HOMES INC PIN: 1727839777 DB 6988, PG 679 4100 ARCHIBALD WAY
30	SMOKETREE HOMEOWNERS ASSOC INC. PIN: 1727843923 DB 5031, PG 887 4624 JACQUELINE LN
31	HADARA, ALJOUNE PIN: 1727759410 DB 18250, PG 2493 4504 JACQUELINE LN
32	GAUNTLETT, DAVID S. PIN: 1727759356 DB 18765, PG 2637 4508 JACQUELINE LN
33	FOUR RALEIGH, LLC PIN: 1727758350 DB 16932, PG 980 4512 JACQUELINE LN
34	NEWELL, JOHN & HEYWOOD, JILLIAN PIN: 1727850265 DB 18499, PG 1805 4516 JACQUELINE LN

- PRIVATE STORM DRAINAGE EASEMENT
- PUBLIC STORM DRAINAGE EASEMENT



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

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

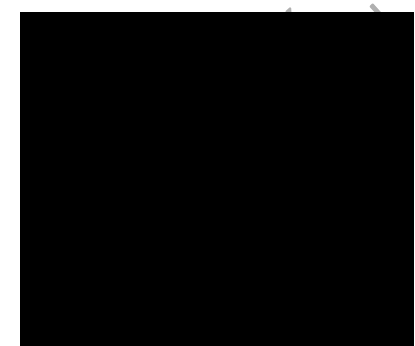
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

MCRT SFR INVESTMENTS LLC
1710 CAMDEN ROAD, SUITE 5
CHARLOTTE, NORTH CAROLINA 28203
PHONE: 704. 548. 7973

AMAVI NORTH RALEIGH
PRELIMINARY SUBDIVISION PLAN
6700 CAPITAL BLVD.
RALEIGH, NORTH CAROLINA



REVISIONS

NO.	DATE
-----	------

PLAN INFORMATION

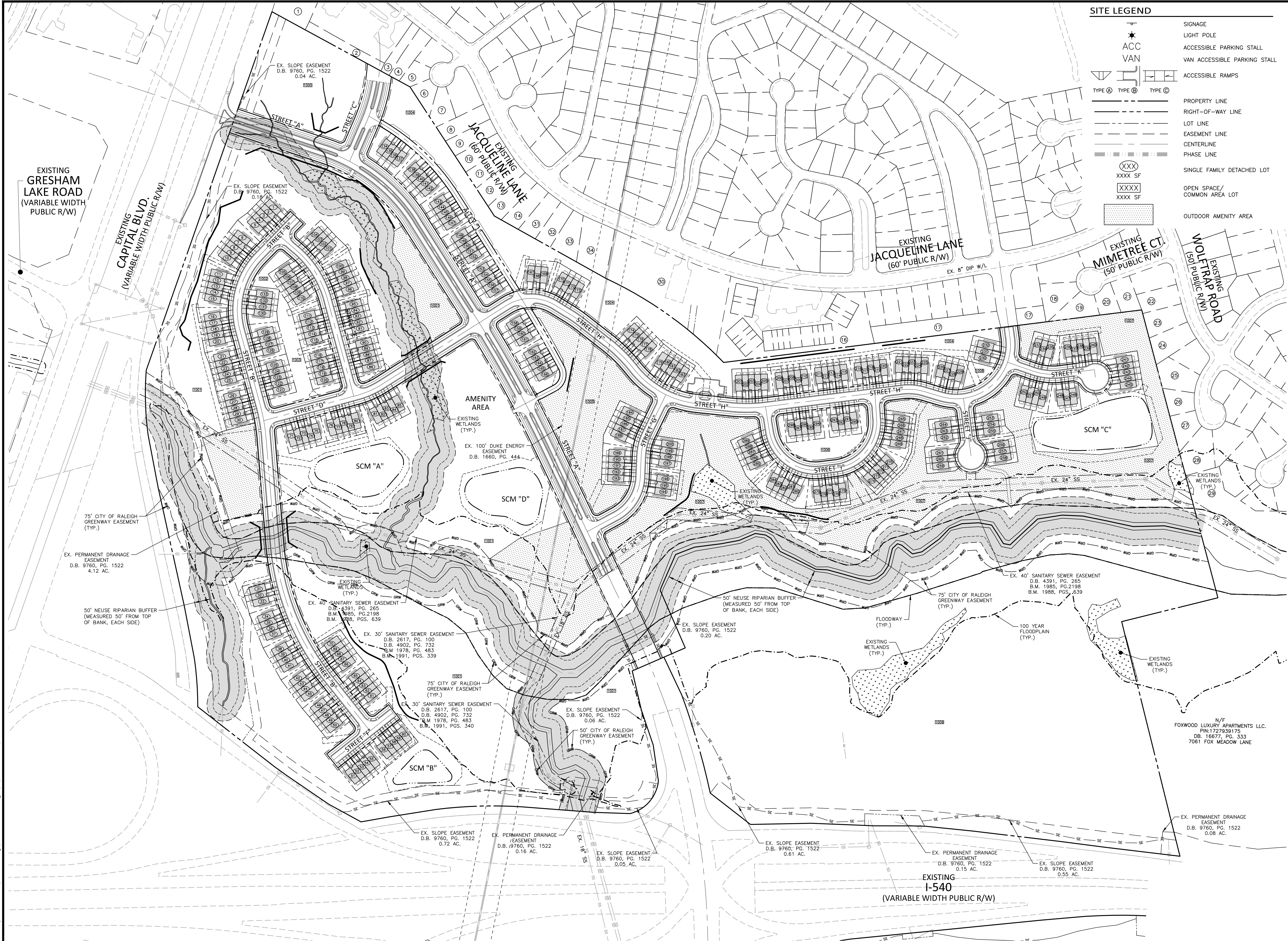
PROJECT NO.	2021110741
FILENAME	2021110741-LE1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=150'
DATE	12. 16. 2022

SHEET

OVERALL LOTS AND EASEMENTS PLAN

C1.04

I:\Projects\AMC\2021110741\04-Production\Engineering\Preliminary\Subdivision Plan\Current Drawings\2021110741-OAS1.dwg, 12/16/2022 3:45:59 PM, Sherill Williams



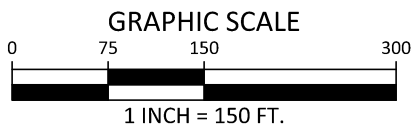
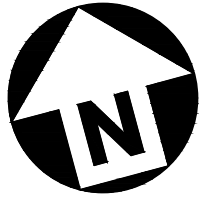
SITE LEGEND

- SIGNAGE
- LIGHT POLE
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PHASE LINE
- SINGLE FAMILY DETACHED LOT
- OPEN SPACE/COMMON AREA LOT
- OUTDOOR AMENITY AREA

1	VASSALLO PROPERTIES LLC PIN: 1727763226 DB 1359, PG 1137 7290 CAPITAL BLVD
2	BARCLAYSAMERICAN MORTGAGE CORP PIN: 1727764112 DB 4676, PG 654 4208 JACQUELINE LN
3	CITY OF RALEIGH PIN: 1727766024 DB 12768, PG 1781 4216 JACQUELINE LN
4	LANC E LAMONT AND LATESE SIMPKINS PIN: 1727767551 DB 12142, PG 380 4304 JACQUELINE LN
5	BAMI J AND REGINA Y CAULKER PIN: 1727756954 DB 8724, PG 1725 7208 S THORNCLEIFF PL
6	7201 SOUTH THORNCLEIFF PLACE LLC PIN: 1727756867 DB 2573, PG 769 7201 S THORNCLEIFF PL
7	MIRANDA LYNN DAUGHTRY AND MADELINE MAYHEW HUBBARD PIN: 1727757801 DB 17825, PG 832 7200 S THORNCLEIFF PL
8	JESSE E AND ANNA M WILLIAMS PIN: 1727757755 DB 3577, PG 160 4404 JACQUELINE LN
9	LUCIA SANTILLAN PIN: 1727757770 DB 15727, PG 953 4408 JACQUELINE LN
10	RONALD M WILLIAMS PIN: 1727757684 DB 6668, PG 679 4412 JACQUELINE LN
11	SAILOR ASHLEY STONEHEART PIN: 1727758509 DB 6286, PG 1005 4416 JACQUELINE LN
12	FERAT AND BESNIKE SELMANI RAMA PIN: 1727758523 DB 1650, PG 2656 4420 JACQUELINE LN
13	RAMON AND CELENIA ESTEVEZ VARGAS PIN: 1727758448 DB 17396, PG 1898 4424 JACQUELINE LN
14	DEMETRIS RENA NEYLAND PIN: 1727758484 DB 17772, PG 2269 4500 JACQUELINE LN
15	NORWOOD THOMPSON PIN: 1727759136 DB 8195, PG 1039 4528 JACQUELINE LN
16	SMOKETREE HOMEOWNERS ASSOC INC PIN: 1727846932 DB 5031, PG 891 4616 JACQUELINE LN
17	JVC HOMES INC PIN: 1727841659 DB 6988, PG 679 4718 JACQUELINE LN
18	JANET L ASHLEY PIN: 1727844772 DB 6736, PG 386 4800 MIMETREE CT
19	QIAN AND ZISU HAO LI PIN: 1727845606 DB 1813, PG 2256 4804 MIMETREE CT
20	THOMAS B JR AND LISA R SPEARS PIN: 1727846605 DB 6666, PG 20 4808 MIMETREE CT
21	ALAN MICHAEL AND ALBERT JEROME ANDUX PIN: 1727846617 DB 15337, PG 2456 4812 MIMETREE CT
22	ELEXER CASTANO GOMEZ PIN: 1727847841 DB 15427, PG 1536 4413 WOLFTRAP RD
23	JOHN D AND LACBETZ P HOLMES PIN: 1727847544 DB 9143, PG 181 4409 WOLFTRAP RD
24	MELANIE E THRATT PIN: 1727847497 DB 1276, PG 204 4405 WOLFTRAP RD
25	YAMASA CO LTD PIN: 1727847386 DB 7416, PG 97 4313 PILLORY PL
26	GLORIA DE MARIA AREVALO PIN: 1727847258 DB 15889, PG 684 4309 PILLORY PL
27	RALEIGH HOUSING AUTHORITY PIN: 1727847250 DB 7623, PG 452 4305 PILLORY PL
28	ROBIN L BAKER PIN: 1727847182 DB 13073, PG 1654 4301 PILLORY PL
29	JVC HOMES INC PIN: 1727839777 DB 6988, PG 679 4100 ARCHIBALD WAY
30	SMOKETREE HOMEOWNERS ASSOC INC. PIN: 1727843923 DB 5031, PG 887 4524 JACQUELINE LN
31	HADARA, ALJOUNE PIN: 1727594110 DB 18250, PG 2493 4504 JACQUELINE LN
32	GAUNTLETT, DAVID S. PIN: 1727759356 DB 18765, PG 2637 4508 JACQUELINE LN
33	FOUR RALEIGH, LLC PIN: 1727758350 DB 16932, PG 980 4512 JACQUELINE LN
34	NEWELL, JOHN & HEYWOOD, JILLIAN PIN: 1727850265 DB 18499, PG 1805 4516 JACQUELINE LN

SITE DATA

SITE ADDRESS:	6700, 7022 CAPITAL BOULEVARD, RALEIGH, NORTH CAROLINA
PARCEL PIN NUMBER:	1727762742, 1727888941
EXISTING ZONING:	C2-S-CU
OVERLAY DISTRICT:	SHOD-2
WATERSHED:	NEUSE RIVER BASIN
FLOODPLAIN/FIRM PANEL:	MAP NUMBER 3720172700K / PANEL 1727
SITE AREA:	GROSS SITE AREA: 5,715,914 SF (131.22 AC) NET SITE AREA: 5,153,069 SF (118.3 AC)
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-UNIT LIVING (TOWNHOMES)
PROPOSED DWELLING UNITS:	298 UNITS
DENSITY:	ALLOWABLE: 1,511 DWELLING UNITS (MINIMUM 3,300 SF/UNIT) PROPOSED: 298 DWELLING UNITS
IMPERVIOUS AREA:	EXISTING IMPERVIOUS: 0.0 AC PROPOSED IMPERVIOUS: 23.40 AC (1,019,254 SF)
OUTDOOR AMENITY AREA:	REQUIRED: 13.12 AC PROPOSED: #8 AC



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

CLIENT

MCRT SFR INVESTMENTS LLC
1710 CAMDEN ROAD, SUITE 5
CHARLOTTE, NORTH CAROLINA 28203
PHONE: 704. 548. 7973

AMAVI NORTH RALEIGH
PRELIMINARY SUBDIVISION PLAN
6700 CAPITAL BLVD.
RALEIGH, NORTH CAROLINA

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. 2021110741
FILENAME 2021110741-OAS1
CHECKED BY .
DRAWN BY .
SCALE 1"=150'
DATE 12. 16. 2022

SHEET

OVERALL
SITE PLAN

C2.00



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

MCRT SFR INVESTMENTS LLC
1710 CAMDEN ROAD, SUITE 5
CHARLOTTE, NORTH CAROLINA 28203
PHONE: 704. 548. 7973

AMAVI NORTH RALEIGH
PRELIMINARY SUBDIVISION PLAN
6700 CAPITAL BLVD.
RALEIGH, NORTH CAROLINA

REVISIONS

NO. DATE

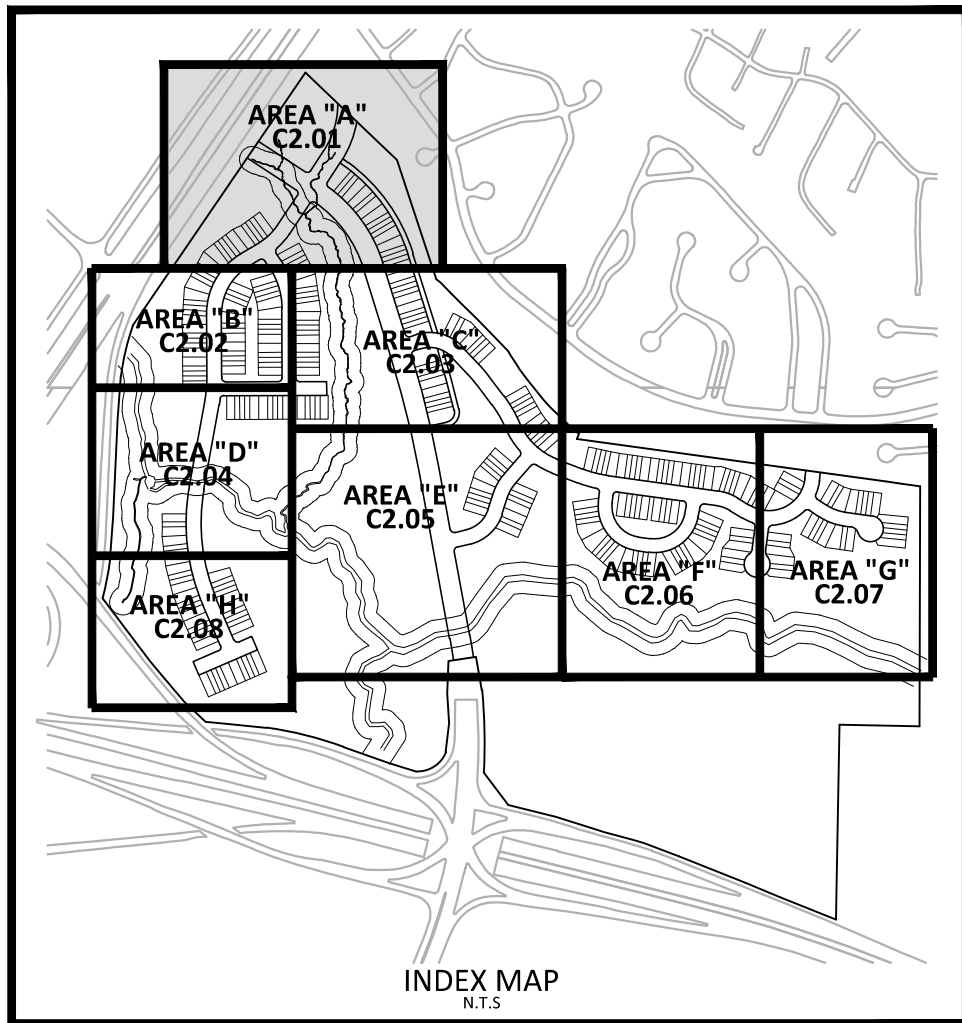
PLAN INFORMATION

PROJECT NO. 2021110741
FILENAME 2021110741-S1
CHECKED BY .
DRAWN BY .
SCALE 1"=40'
DATE 12.16.2022

SHEET

SITE AND
LOT DIMENSION PLAN
AREA "A"

C2.01



SITE LEGEND

- SIGNAGE
- LIGHT POLE
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PHASE LINE
- SINGLE FAMILY DETACHED LOT
- OPEN SPACE/
COMMON AREA LOT

KEY LEGEND

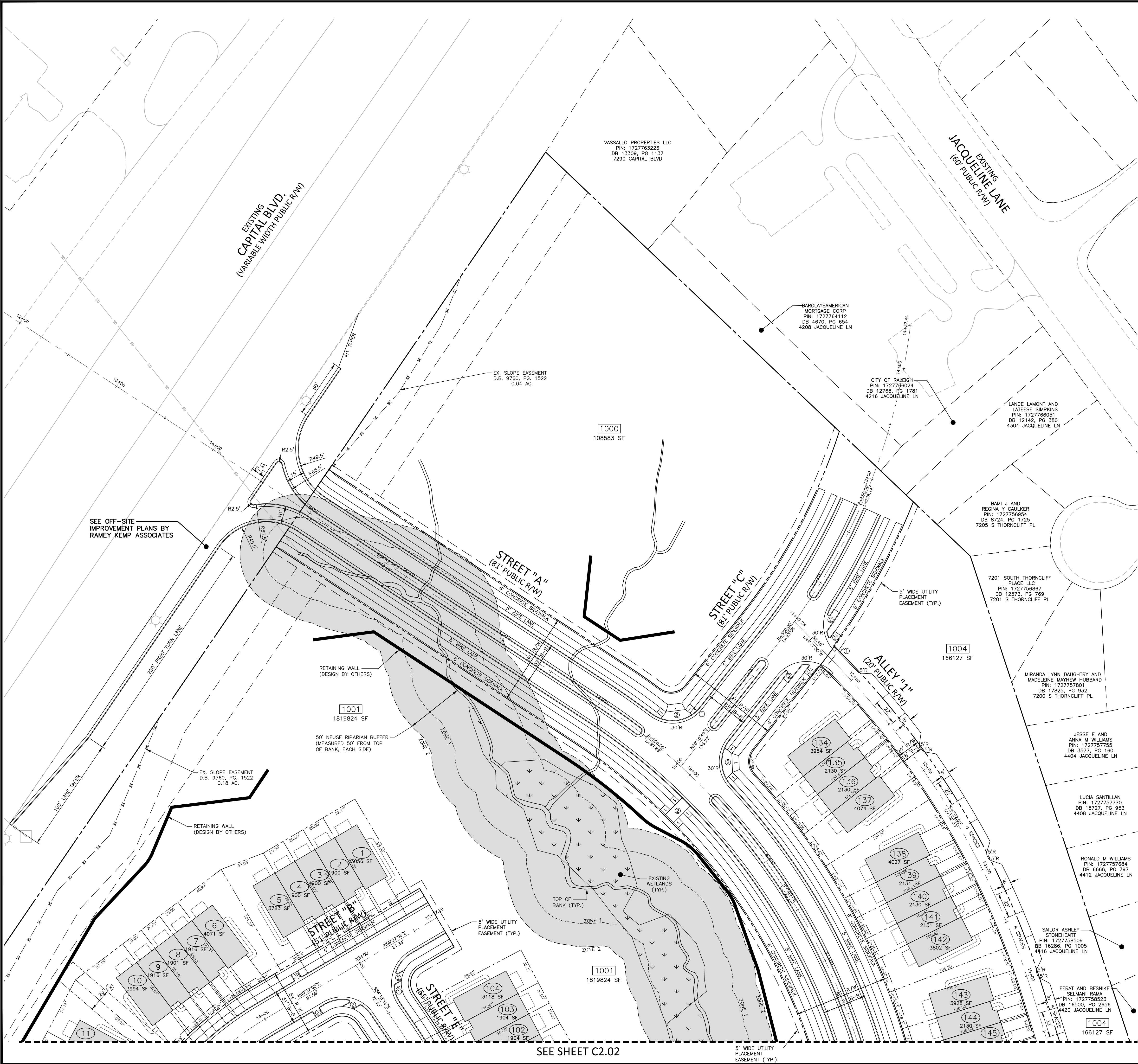
- STOP SIGN
- ACCESSIBLE RAMP
- PRIVATE STORM DRAINAGE EASEMENT
- PUBLIC STORM DRAINAGE EASEMENT

30" VALLEY GUTTER WILL BE USED IN FRONT OF ALL TOWNHOME LOTS.



GRAPHIC SCALE
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



I:\Projects\MCD\2021110741\04-Production\Engineering\Preliminary Subdivision Plan\Current Drawings\2021110741-S1.dwg, 12/14/2022 11:07:38 AM, Sherrill Williams



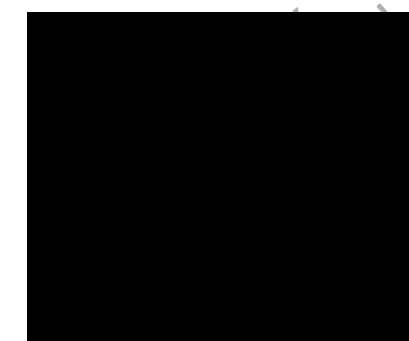
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-

www.mcadamsco.com

CLIENT

MCRT SFR INVESTMENTS LLC
1710 CAMDEN ROAD, SUITE 5
CHARLOTTE, NORTH CAROLINA 28203
PHONE: 704. 548. 7973

AMAVI NORTH RALEIGH
PRELIMINARY SUBDIVISION PLAN
6700 CAPITAL BLVD.
RALEIGH, NORTH CAROLINA



REVISIONS

NO.	DATE
-----	------

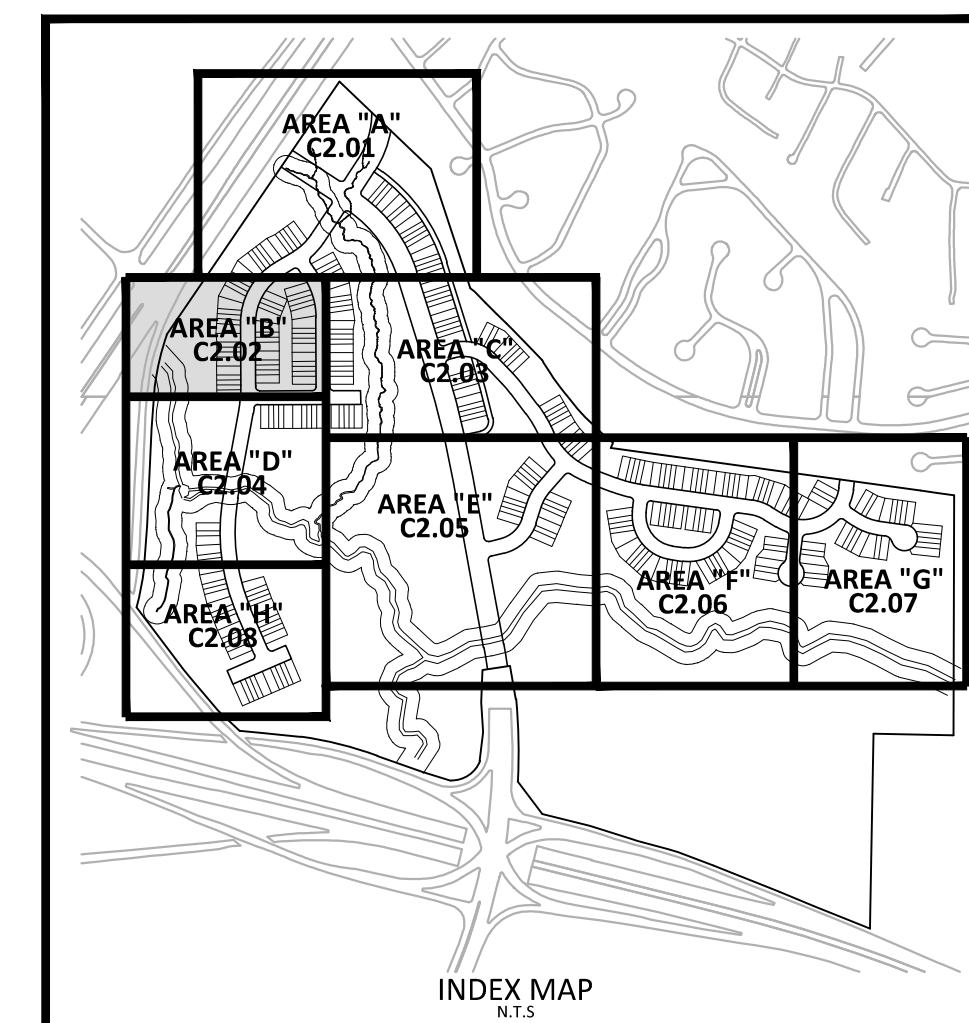
PLAN INFORMATION

PROJECT NO.	2021110741
FILENAME	2021110741-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 16. 2022

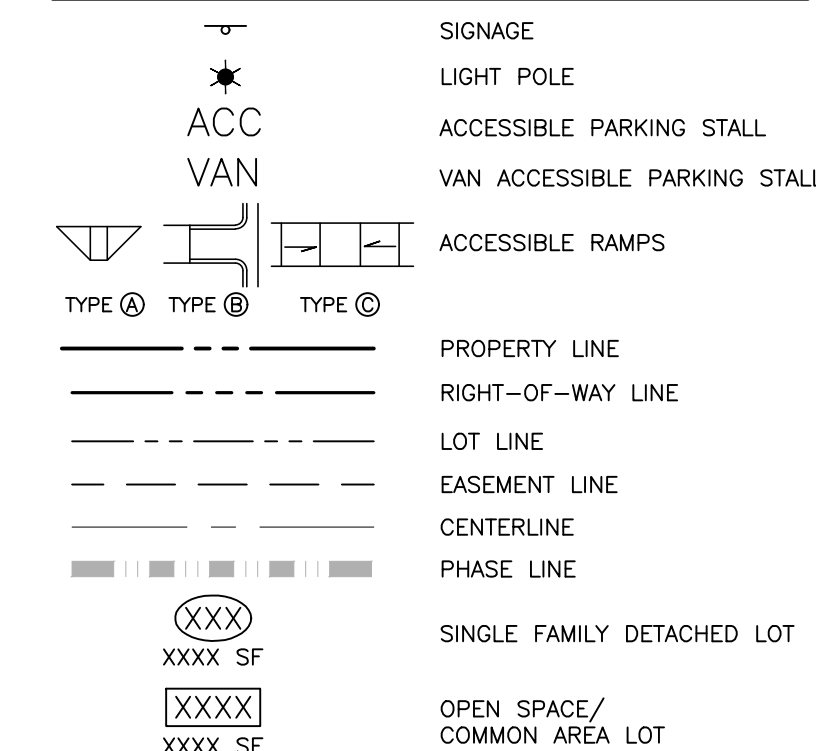
SHEET

**SITE AND
LOT DIMENSION PLAN
AREA "B"**

C2.02



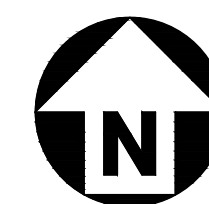
SITE LEGEND



KEY LEGEND

- KEY LEGEND**
- ① STOP SIGN
 - ② ACCESSIBLE RAMP
 - DE PRIVATE STORM DRAINAGE EASEMENT
 - PDE PUBLIC STORM DRAINAGE EASEMENT

30" VALLEY GUTTER WILL BE USED IN FRONT OF ALL TOWNHOME LOTS.



GRAPHIC SCALE

GRAPHIC SCALE

0 20 40 80

1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SEE SHEET C2.01

SEE SHEET C2.04

SEE SHEET C2.03

A:\Projects\MCR\2021110741\04-Production\Engineering\Preliminary Subdivision Plan\Current Drawings\2021110741-S1.dwg, 12/14/2022 11:07:59 AM, Sherill Williams

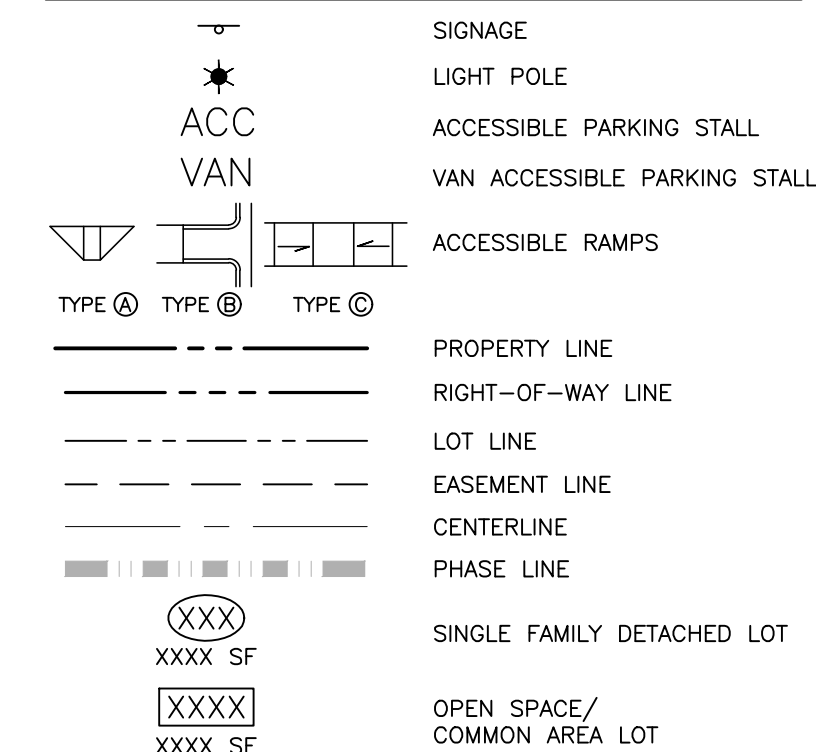


phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-

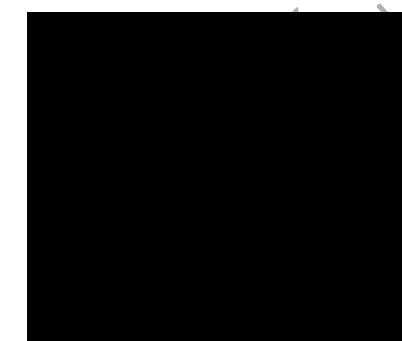
www.mcadamsco.com

CLIENT

MCRT SFR INVESTMENTS LLC
1710 CAMDEN ROAD, SUITE 5
CHARLOTTE, NORTH CAROLINA 28203
PHONE: 704. 548. 7973



AMAVI NORTH RALEIGH
PRELIMINARY SUBDIVISION PLAN
6700 CAPITAL BLVD.
RALEIGH, NORTH CAROLINA



REVISIONS

NO.	DATE
-----	------

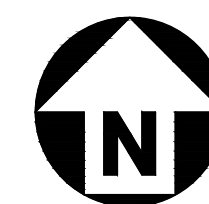
PLAN INFORMATION

PROJECT NO.	2021110741
FILENAME	2021110741-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 16. 2022

SHEET

**SITE AND
LOT DIMENSION PLAN
AREA "C"**

C2.03



GRAPHIC SCALE

1 inch = 40 f

KEY | LEGEND

- KEY LEGEND**
- ① STOP SIGN
 - ② ACCESSIBLE RAMP
 - DE PRIVATE STORM DRAINAGE EASEMENT
 - PDE PUBLIC STORM DRAINAGE EASEMENT

30" VALLEY GUTTER WILL BE USED IN FRONT OF ALL TOWNHOME LOTS.

SEE SHEET C2.01

SEE SHEET C2.05

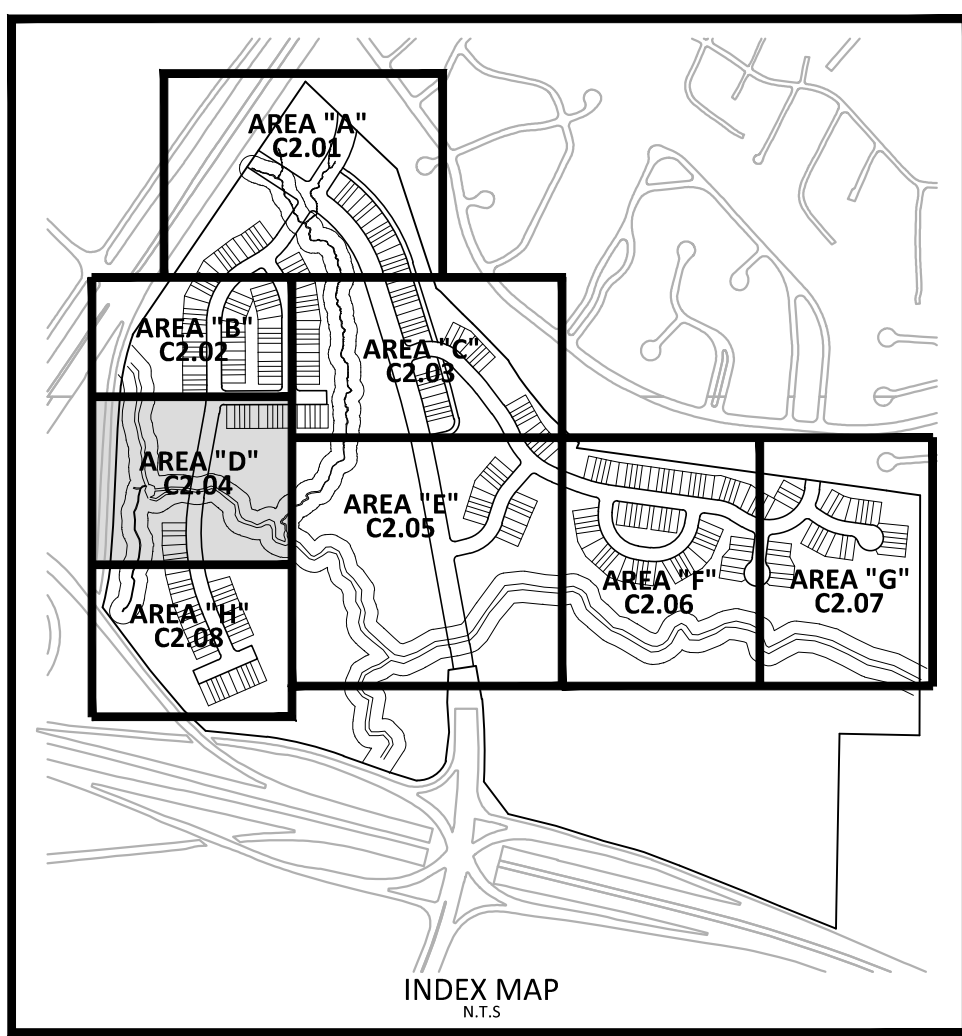
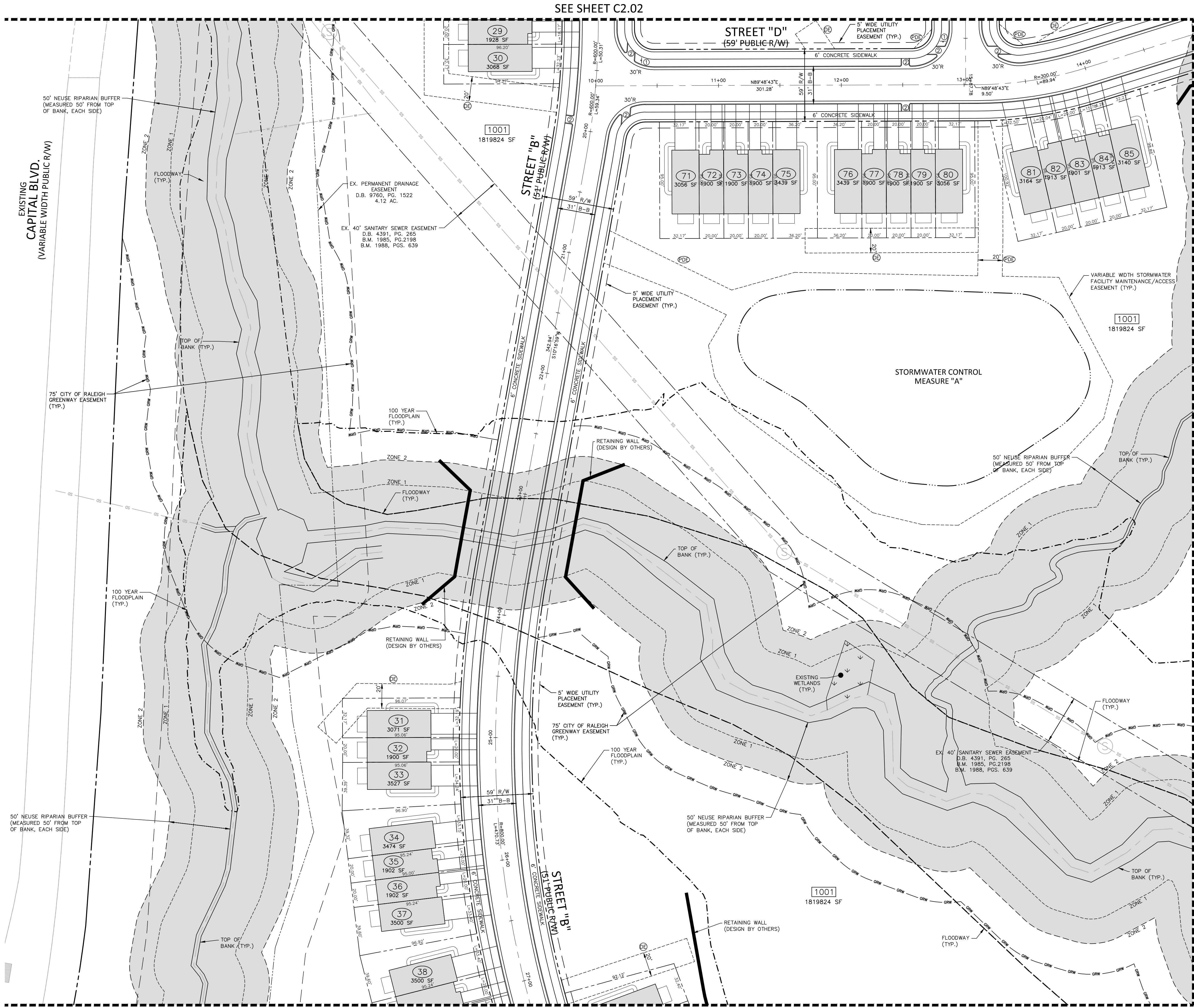
AMENITY
AREA

SEE SHEET C2.02

A:\Projects\MCR\2021110741\04-Production\Engineering\Preliminary Subdivision Plan\Current Drawings\2021110741-S1.dwg, 12/14/2022 11:08:15 AM, Sherill Williams

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

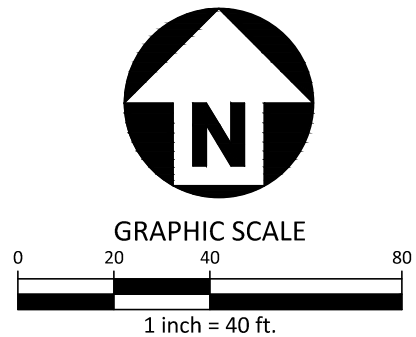
I:\Projects\MCAD\2021110741\04-Production\Engineering\Preliminary Subdivision Plan\Current Drawings\2021110741-S1.dwg, 12/14/2022 11:08:57 AM, Sherrill Williams



SITE LEGEND	
	SIGNAGE
	LIGHT POLE
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	ACCESSIBLE RAMPS
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	PHASE LINE
	SINGLE FAMILY DETACHED LOT
	OPEN SPACE/ COMMON AREA LOT

KEY LEGEND	
①	STOP SIGN
②	ACCESSIBLE RAMP
PS	PRIVATE STORM DRAINAGE EASEMENT
PD	PUBLIC STORM DRAINAGE EASEMENT

30" VALLEY GUTTER WILL BE USED IN FRONT OF ALL TOWNHOME LOTS.



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

CLIENT
MCRIT SFR INVESTMENTS LLC
1710 CAMDEN ROAD, SUITE 5
CHARLOTTE, NORTH CAROLINA 28203
PHONE: 704. 548. 7973

AMAVI NORTH RALEIGH PRELIMINARY SUBDIVISION PLAN 6700 CAPITAL BLVD. RALEIGH, NORTH CAROLINA



REVISIONS

NO.	DATE
-----	------

PLAN INFORMATION

PROJECT NO.	2021110741
FILENAME	2021110741-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12.16.2022

SHEET

**SITE AND
LOT DIMENSION PLAN
AREA "D"**

C2.04



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

MCRT SFR INVESTMENTS LLC
1710 CAMDEN ROAD, SUITE 5
CHARLOTTE, NORTH CAROLINA 28203
PHONE: 704. 548. 7973

AMAVI NORTH RALEIGH
PRELIMINARY SUBDIVISION PLAN
6700 CAPITAL BLVD.
RALEIGH, NORTH CAROLINA

REVISIONS

NO. DATE

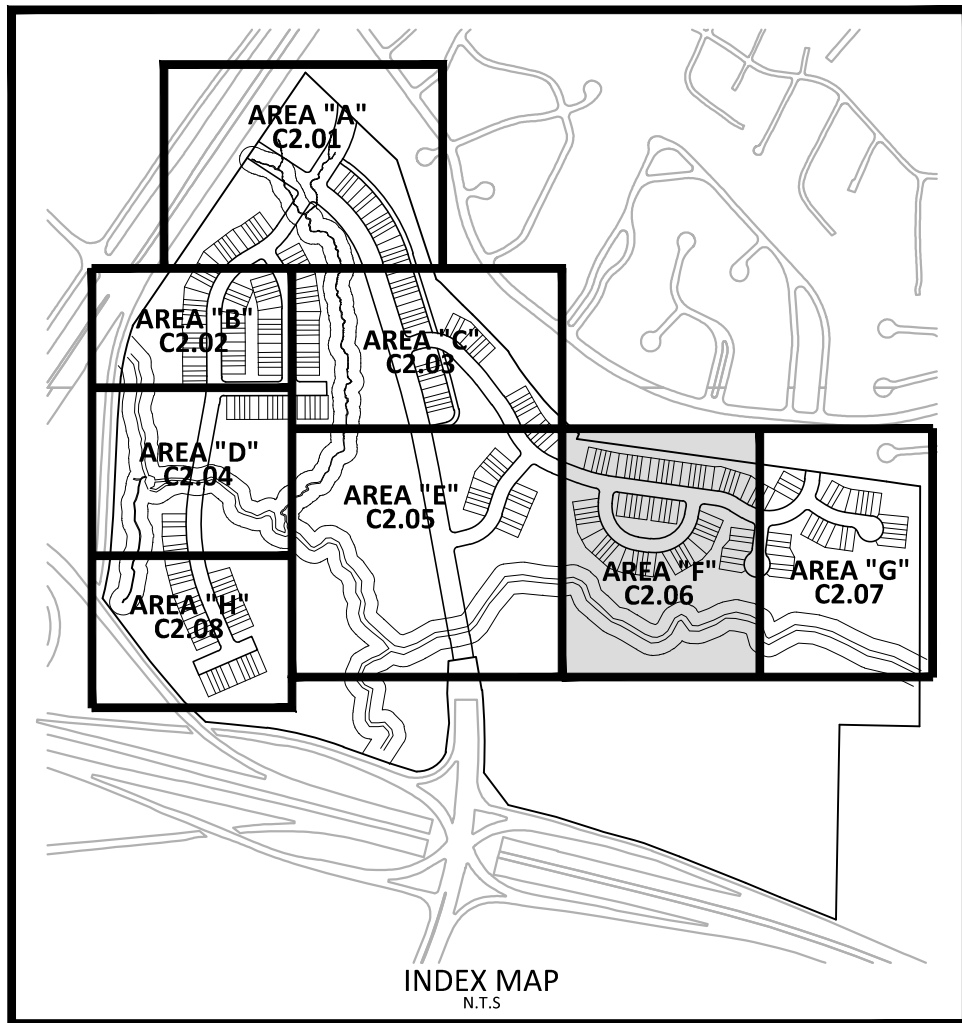
PLAN INFORMATION

PROJECT NO. 2021110741
FILENAME 2021110741-S1
CHECKED BY .
DRAWN BY .
SCALE 1"=40'
DATE 12.16.2022

SHEET

SITE AND
LOT DIMENSION PLAN
AREA "F"

C2.06



SITE LEGEND

- SIGNAGE
- LIGHT POLE
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PHASE LINE
- SINGLE FAMILY DETACHED LOT
- OPEN SPACE/
COMMON AREA LOT

KEY LEGEND

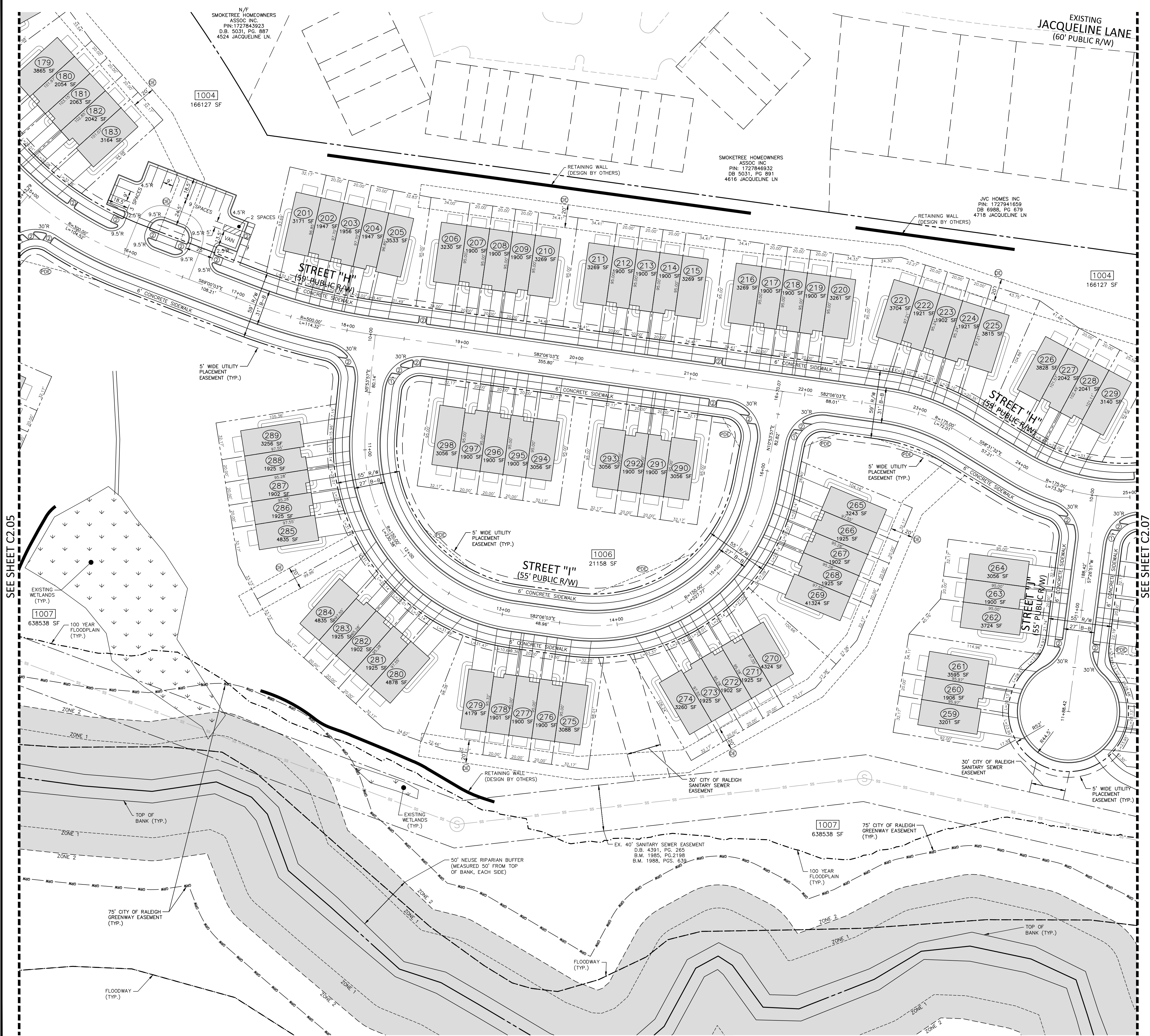
- ① STOP SIGN
- ② ACCESSIBLE RAMP
- Ⓢ PRIVATE STORM DRAINAGE EASEMENT
- Ⓣ PUBLIC STORM DRAINAGE EASEMENT

30" VALLEY GUTTER WILL BE USED IN
FRONT OF ALL TOWNHOME LOTS.



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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



SEE SHEET C2.05

SEE SHEET C2.07



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

MCRT SFR INVESTMENTS LLC
1710 CAMDEN ROAD, SUITE 5
CHARLOTTE, NORTH CAROLINA 28203
PHONE: 704. 548. 7973

AMAVI NORTH RALEIGH
PRELIMINARY SUBDIVISION PLAN
6700 CAPITAL BLVD.
RALEIGH, NORTH CAROLINA

REVISIONS

NO. DATE

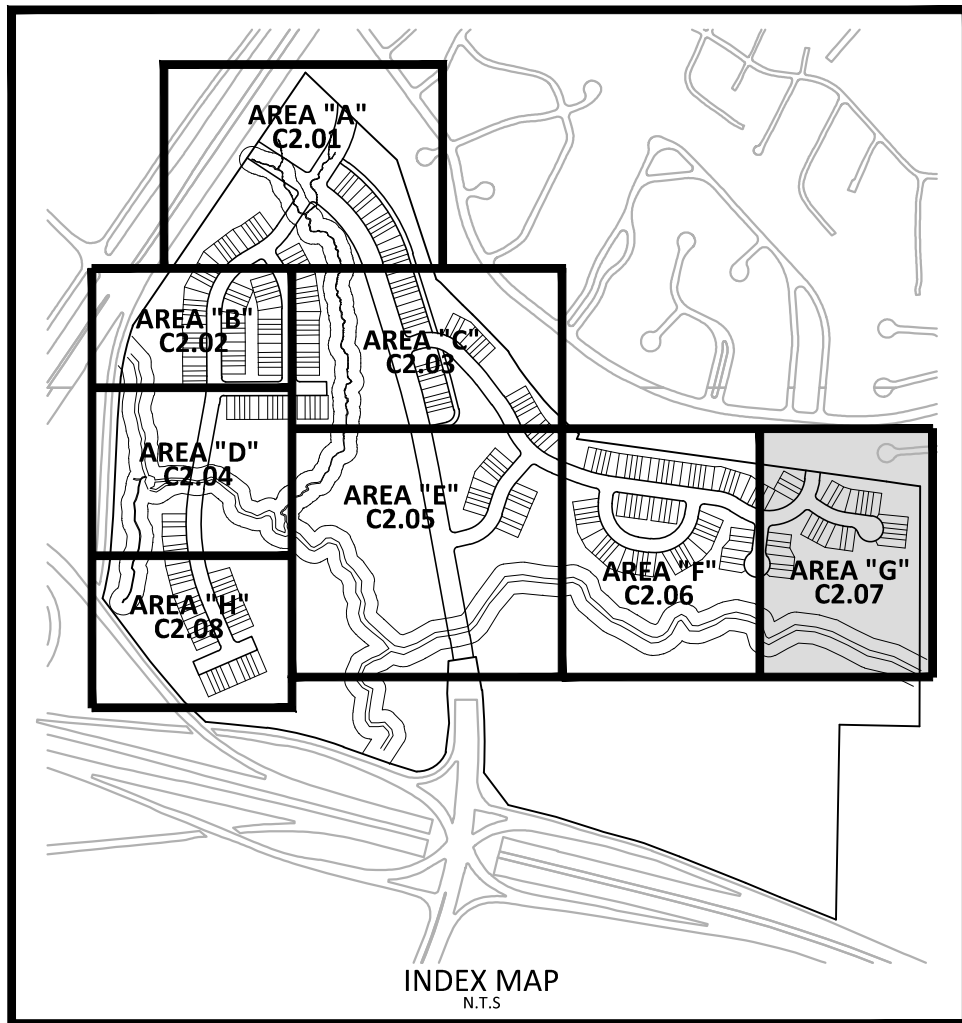
PLAN INFORMATION

PROJECT NO. 2021110741
FILENAME 2021110741-S1
CHECKED BY .
DRAWN BY .
SCALE 1"=40'
DATE 12.16.2022

SHEET

SITE AND
LOT DIMENSION PLAN
AREA "G"

C2.07



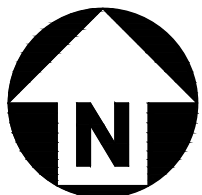
SITE LEGEND

- | | |
|--|--------------------------------|
| | SIGNAGE |
| | LIGHT POLE |
| | ACCESSIBLE PARKING STALL |
| | VAN ACCESSIBLE PARKING STALL |
| | ACCESSIBLE RAMPS |
| | PROPERTY LINE |
| | RIGHT-OF-WAY LINE |
| | LOT LINE |
| | EASEMENT LINE |
| | CENTERLINE |
| | PHASE LINE |
| | SINGLE FAMILY DETACHED LOT |
| | OPEN SPACE/
COMMON AREA LOT |

KEY LEGEND

- ① STOP SIGN
② ACCESSIBLE RAMP
③ PRIVATE STORM DRAINAGE EASEMENT
④ PUBLIC STORM DRAINAGE EASEMENT

30" VALLEY GUTTER WILL BE USED IN
FRONT OF ALL TOWNHOME LOTS.



GRAPHIC SCALE

0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

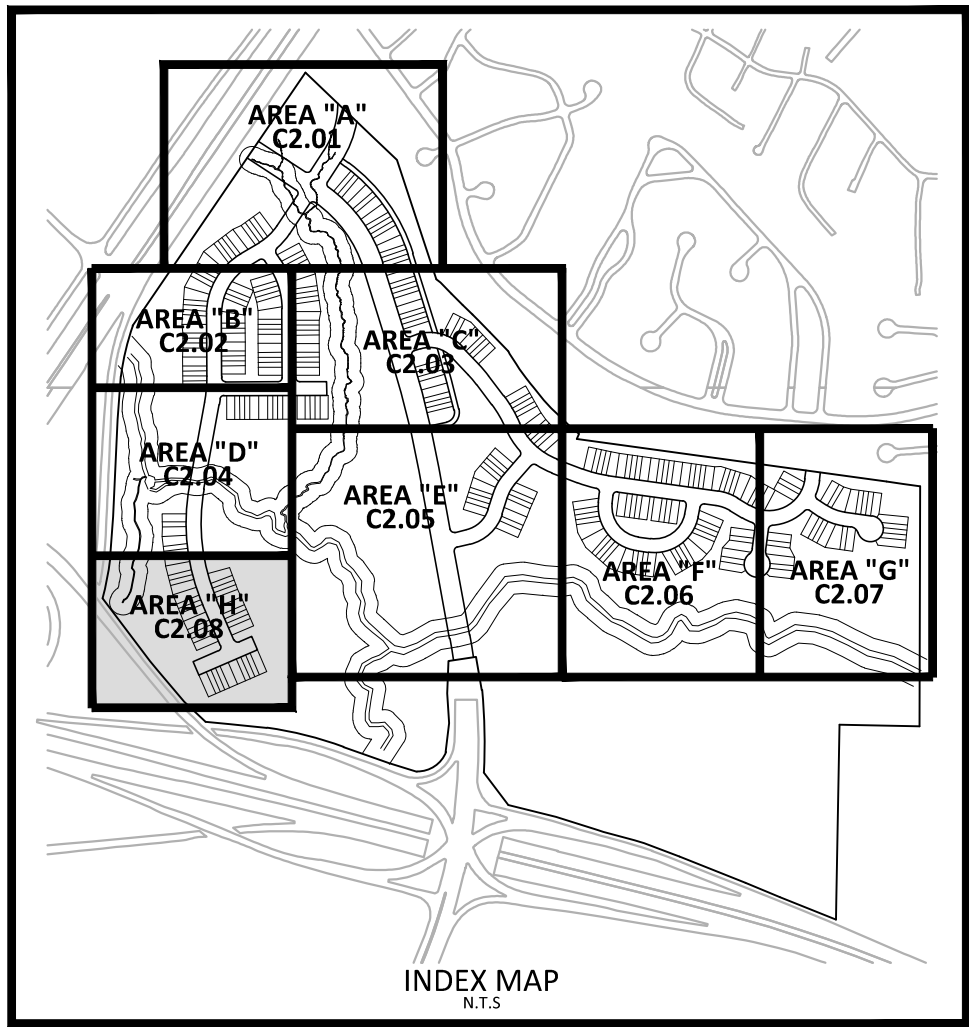


SEE SHEET C2.06

I:\Projects\AMC\2021110741\04-Production\Engineering\Preliminary Subdivision Plan\Current Drawings\2021110741-S1.dwg, 12/14/2022 11:09:49 AM, Sherrill Williams

I:\Projects\MCAD\2021110741\04-Production\Engineering\Preliminary Subdivision Plan\Current Drawings\2021110741-S1.dwg, 12/14/2022 11:00:07 AM, Sherrill Williams

SEE SHEET C2.04

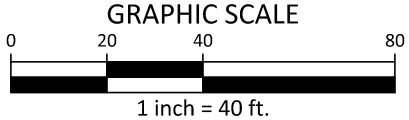
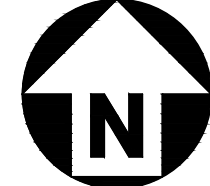


SITE LEGEND	
	SIGNAGE
	LIGHT POLE
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	ACCESSIBLE RAMPS
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	PHASE LINE
	SINGLE FAMILY DETACHED LOT
	OPEN SPACE/COMMON AREA LOT

KEY LEGEND

- ① STOP SIGN
- ② ACCESSIBLE RAMP
- ③ PRIVATE STORM DRAINAGE EASEMENT
- ④ PUBLIC STORM DRAINAGE EASEMENT

30" VALLEY GUTTER WILL BE USED IN FRONT OF ALL TOWNHOME LOTS.



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

CLIENT

MCRT SFR INVESTMENTS LLC
1710 CAMDEN ROAD, SUITE 5
CHARLOTTE, NORTH CAROLINA 28203
PHONE: 704. 548. 7973

AMAVI NORTH RALEIGH
PRELIMINARY SUBDIVISION PLAN
6700 CAPITAL BLVD.
RALEIGH, NORTH CAROLINA

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. 2021110741
FILENAME 2021110741-S1
CHECKED BY .
DRAWN BY .
SCALE 1"=40'
DATE 12.16.2022

SHEET

SITE AND
LOT DIMENSION PLAN
AREA "H"

C2.08