

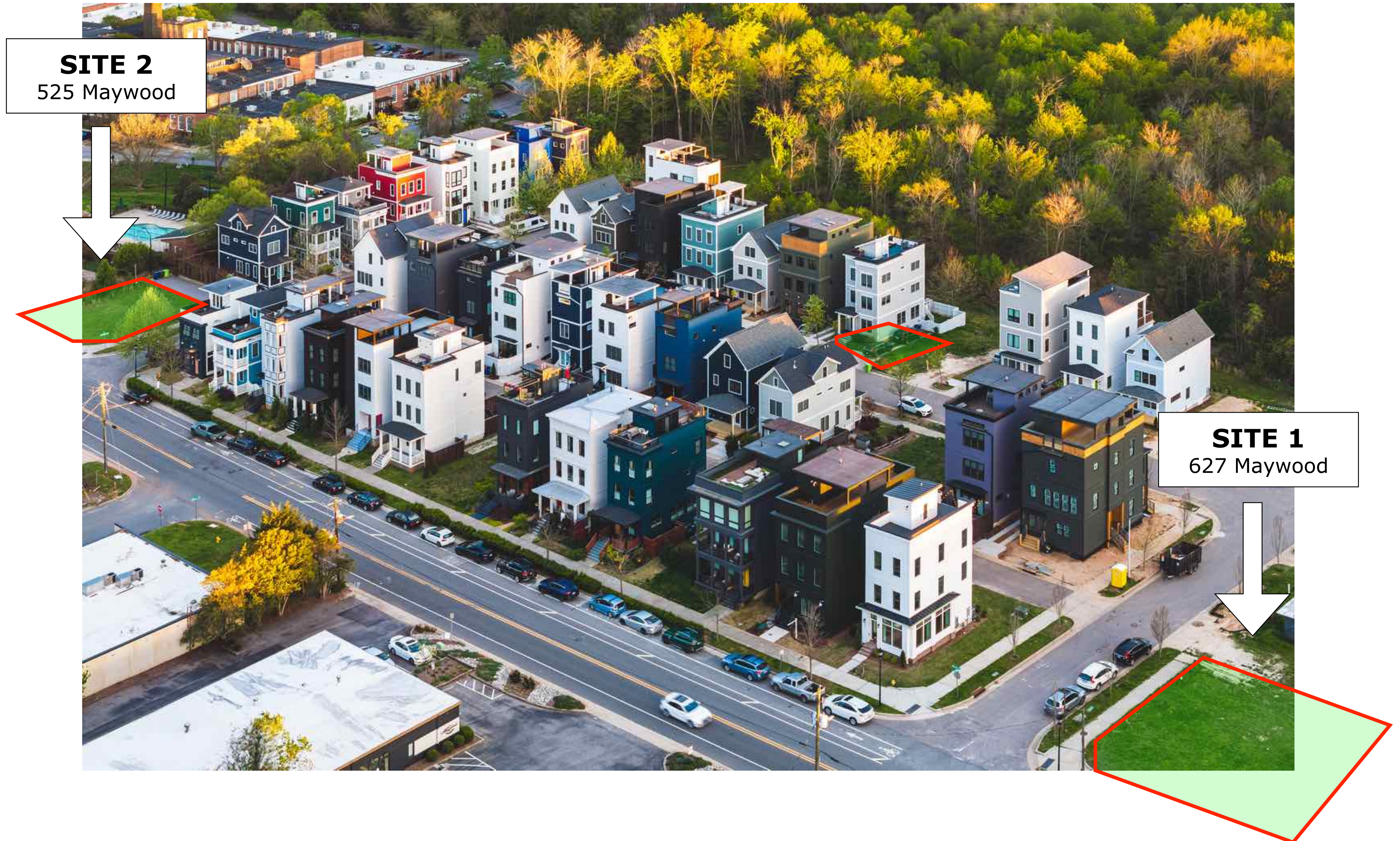
627 & 525 MAYWOOD AVENUE: MULTI UNIT SITES IN CARALEIGH COMMONS

- CURRENTLY ZONED FOR 4-6 CONDOS ON EACH SITE
- EACH SITE HAS READY TO BUILD SITE IMPROVEMENTS AND UNDERGROUND UTILITIES
- WITH DOWNZONING: EACH LOT WOULD SUPPORT TWO HOUSES
- WITH UPZONING: AS EACH LOT WOULD SUPPORT AS MANY AS 12 CONDOS



Birds Eye View Facing North

627 & 525 MAYWOOD AVENUE: MULTI UNIT SITES IN CARALEIGH COMMONS



SITE 2
525 Maywood

SITE 1
627 Maywood

Birds Eye View Facing South

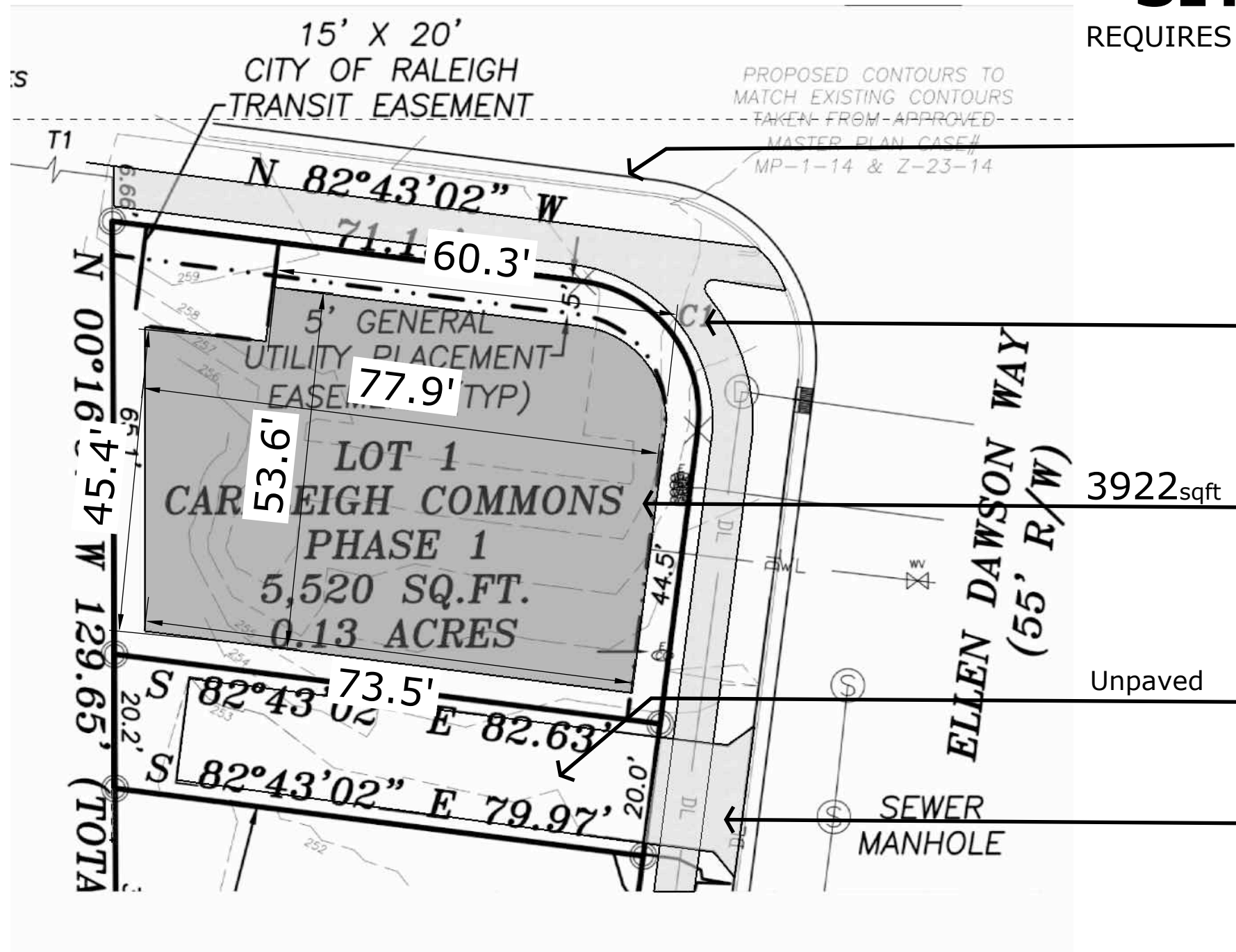
627 & 525 MAYWOOD AVENUE: MULTI UNIT SITES IN CARALEIGH COMMONS

READY TO BUILD SITE IMPROVEMENTS

REQUIRES SITE PLAN APPROVAL AND BUILDING PERMITS

SITE 1: 627 MAYWOOD AVE

SITE 2: 525 MAYWOOD AVE



MAYWOOD AVE
Widened, curbs constructed/approved

Public Sidewalk
Constructed and approved

Building Envelope
Setbacks 7' front, 5' sides, 4' back

Private Alley Access
16' alley

Cement Curb Cut & Apron
Constructed and Approved

Underground Gas
Run in 5' utility easement

Underground Electric
Run in 5' utility easement

Storm Water Connection
Existing system designed to include these sites

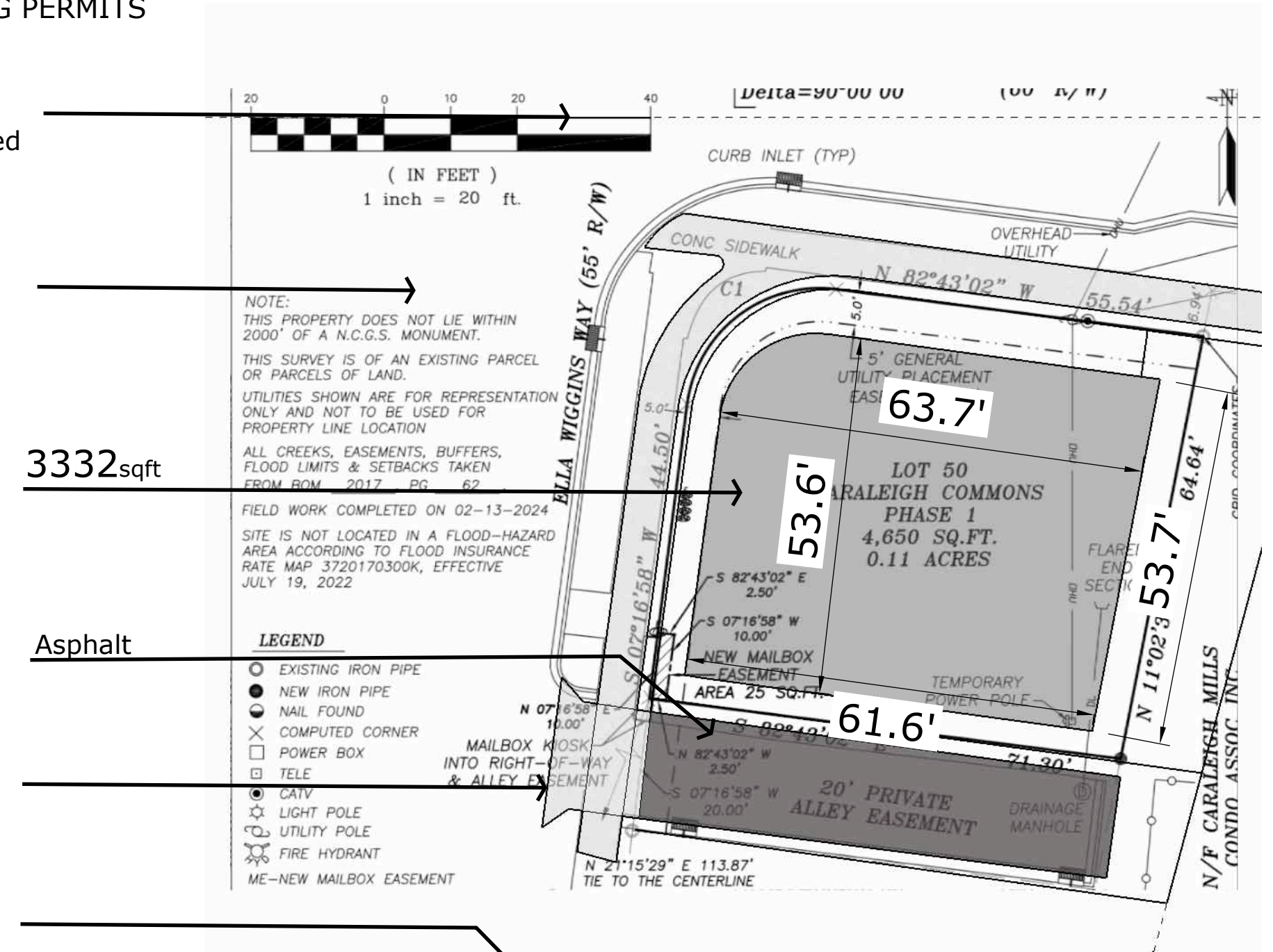
4 GANG WATER METERS
1" tap line, and 3/4" yokes installed

6" FIRE LINE
Tapped, value, run to surface on site

6" SEWER LINE
Tapped, run to surface on site

Storm Water Connection
Existing system designed to include this site

Open Space/ Common Area
Are included in master site plan



3332sqft

Asphalt

SITE 2: 627 MAYWOOD AVE

SITE 1: 627 MAYWOOD AVE



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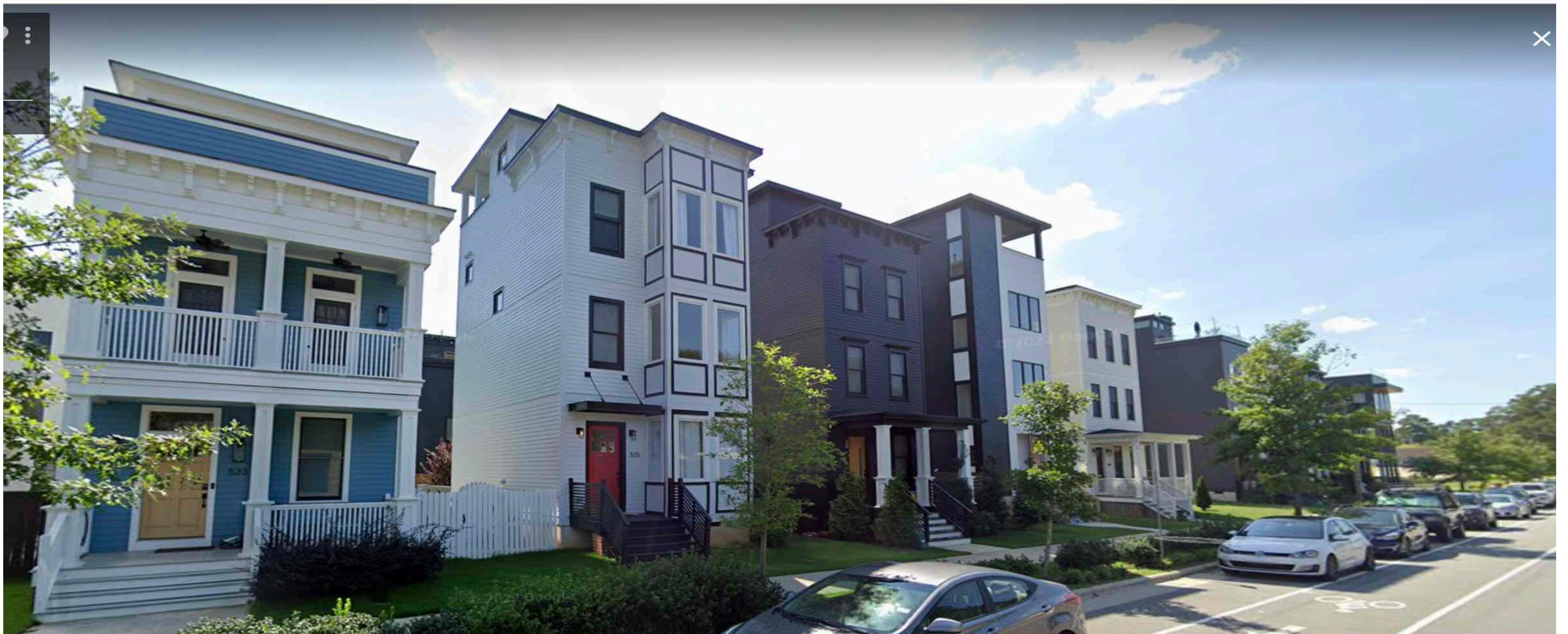
SITE 1: 627 Maywood Avenue



SITE 2: 525 Maywood Avenue



Maywood Streetscape



627 & 525 MAYWOOD AVENUE: MULTI UNIT SITES IN CARALEIGH COMMONS

SURROUNDING AREA INFORMATION

Walkable Nearby Amenities

- Walkable Via Maywood or Greenway
- Dix Park
- Downtown South
- Farmers Market - 9 min walk
- NCSTATE Centennial Campus

In one of the hottest development area in Downtown Raleigh. The site is surrounded by newly rezoned high rise development projects.

BAKER PROPERTIES
20 STORY ZONING

SITE 2 - 525 Maywood

SITE 1 - 627 Maywood

BAKER PROPERTY
12 STORY ZONING

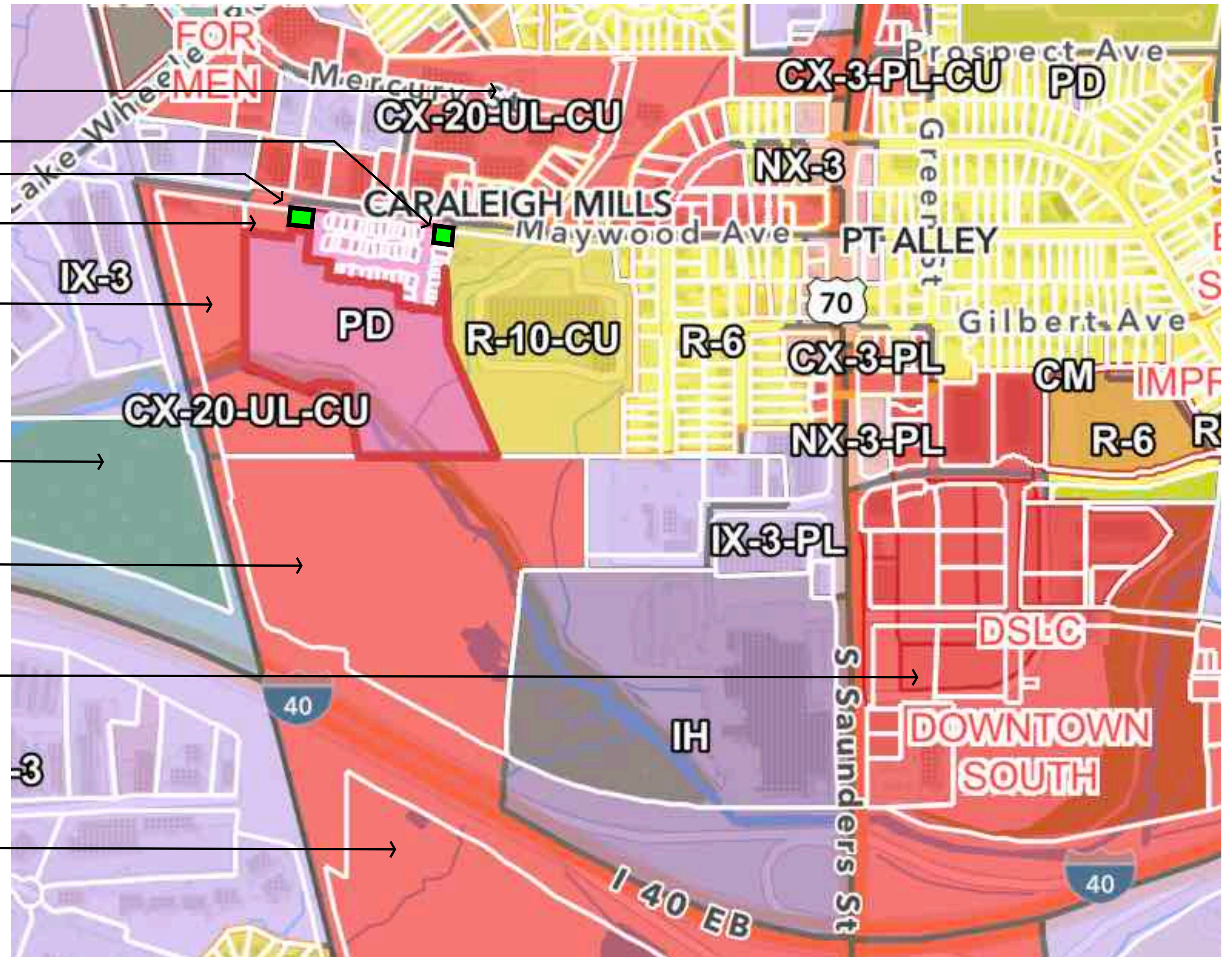
KANE DEVELOPEMENT
20 STORY ZONING

WALNUT TRAIL
GREENWAY PARK

KANE DEVELOPEMENT
20 STORY ZONING

KANE DEVELOPEMENT
DOWNTOWN SOUTH

KANE DEVELOPEMENT
20 STORY ZONING

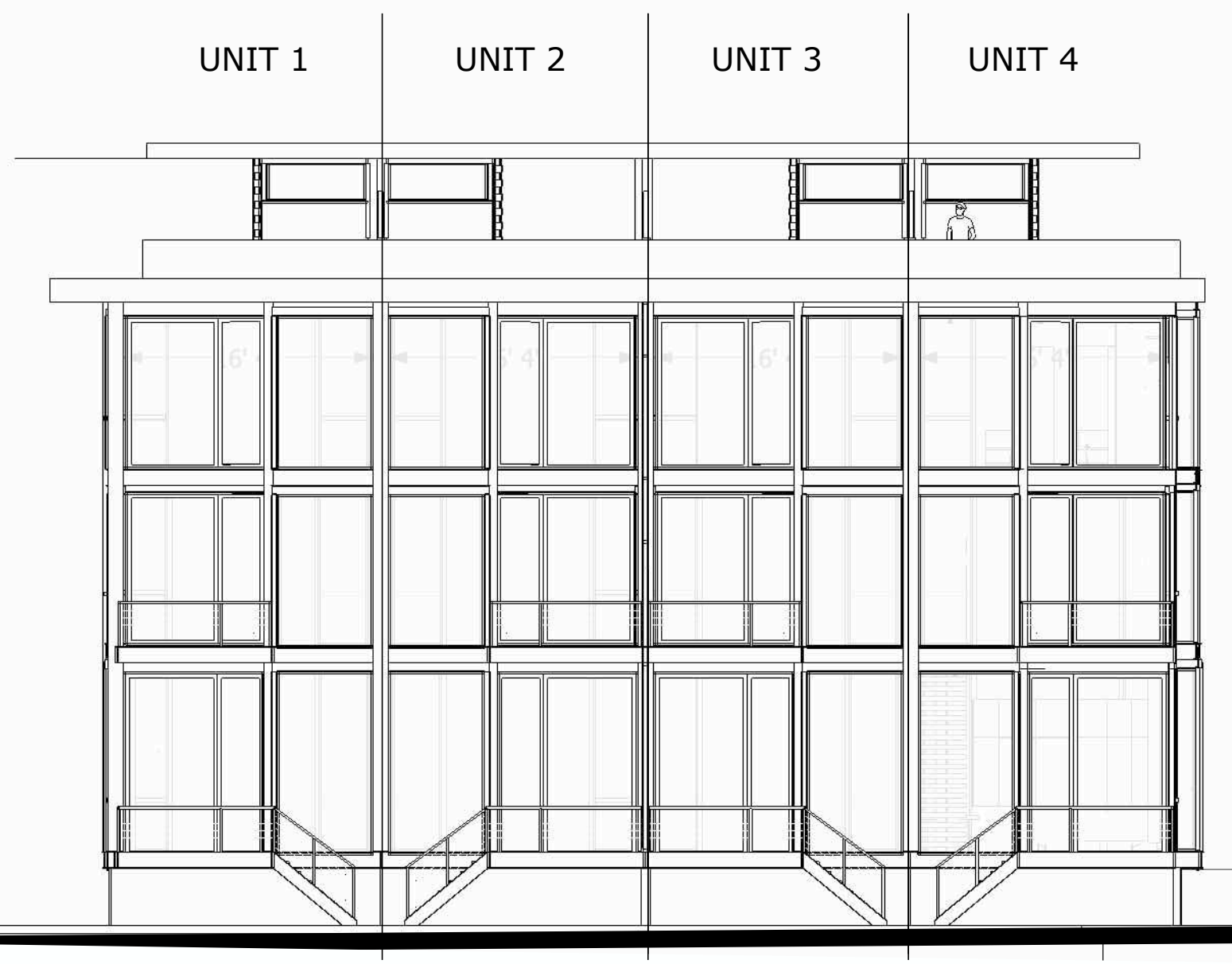


627 & 525 MAYWOOD AVENUE: MULTI UNIT SITES IN CARALEIGH COMMONS

4 UNIT TOWNHOUSE STYLE CONDOMINIUMS CONCEPT

FEATURES:

- (4) MODERN TOWNHOUSE STYLE CONDOMINIUMS
- REAR ENTRY UNDER BUILDING PARKING
- 3 STORY UNITS WITH ROOFTOP DECKS
- SKLYINE VIEWS



FRONT



RIGHT



BACK

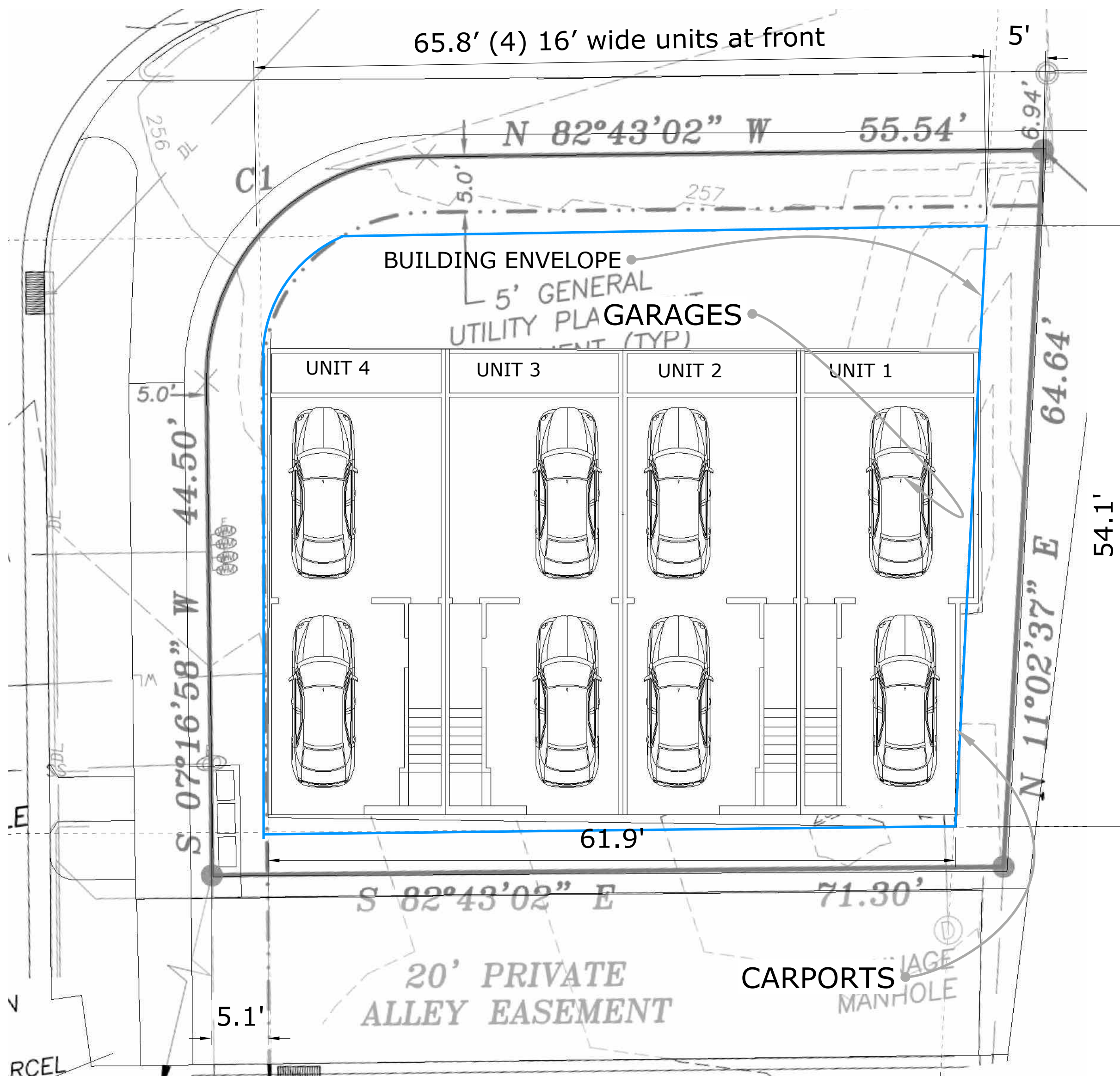
627 & 525 MAYWOOD AVENUE: MULTI UNIT SITES IN CARALEIGH COMMONS

4 UNIT TOWNHOUSE STYLE CONDOMINIUMS CONCEPT

BOTH LOTS ARE ZONED FOR 4-6 CONDOMINIUMS/APARTMENTS AS PART OF THE CARALEIGH VILLAGE MASTER PLAN (ATTACHED)

HEIGHT: 50'/3 STORIES

- Rooftop Access and deck exempt from height limits
- Additional floor for parking is permitted per UDO



RALEIGH UDO EXCERPT

Per Section 1.5 under measurements, page 30 in the online digital UDO: <https://user-2081353526.cld.bz/UnifiedDevelopmentOrdinance/30/>

"7. For a detached or attached building type only, or for any building type located within the Downtown Mixed Use District, or for any building that is zoned for a maximum of three stories, where a lot slopes downward from any primary street, one story that is additional to the specified maximum number of stories may be built on the lower portion of the lot."

MASTER PLAN EXCERPT

		APARTMENT		
A.	Lot Dimensions	I-2	R-10	PD
A1	Area (min)	-	-	4,000 SF
A1	Area (max)	-	-	n/a
A2	Width (min)	-	-	n/a
A3	Outdoor Amenity area (min)	-	-	10%
B.	Principal Building Setbacks	I-2	R-10	PD
B1	From primary street (min)	-	-	5'
B2	From side street (min)	-	-	5'
B3	From side lot line (min)	-	-	5'
B4	From rear lot line (min)	-	-	0 or 6'
B4	From alley	-	-	4' or 18' min
C.	Parking Setbacks	I-2	R-10	PD
C1	From primary street (min)	-	-	20'
C2	From side street (min)	-	-	10'
C3	From Side lot line (min)	-	-	0' or 3'
C4	From rear lot line (min)	-	-	0' or 3'
C4	From alley (min)	-	4'	4'
D.	Build-To	I-2	R-10	PD
D1	Primary street build-to (min/max)	-	-	7'/30'
D2	Building width in primary build-to (min)	-	-	70%
D3	Side street build-to (min/max)	-	-	10'/30'
D4	Building width in side build-to (min)	-	-	35%
E.	Height	I-2	R-10	PD
E1	Principal building (max)	-	-	50'/3 stories
E2	Accessory structure (max)	-	-	25'

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**4 UNIT TOWNHOUSE STYLE
CONDOMINIUMS CONCEPT**

SKYLINE IS VISIBLE FROM ROOFTOP DECK



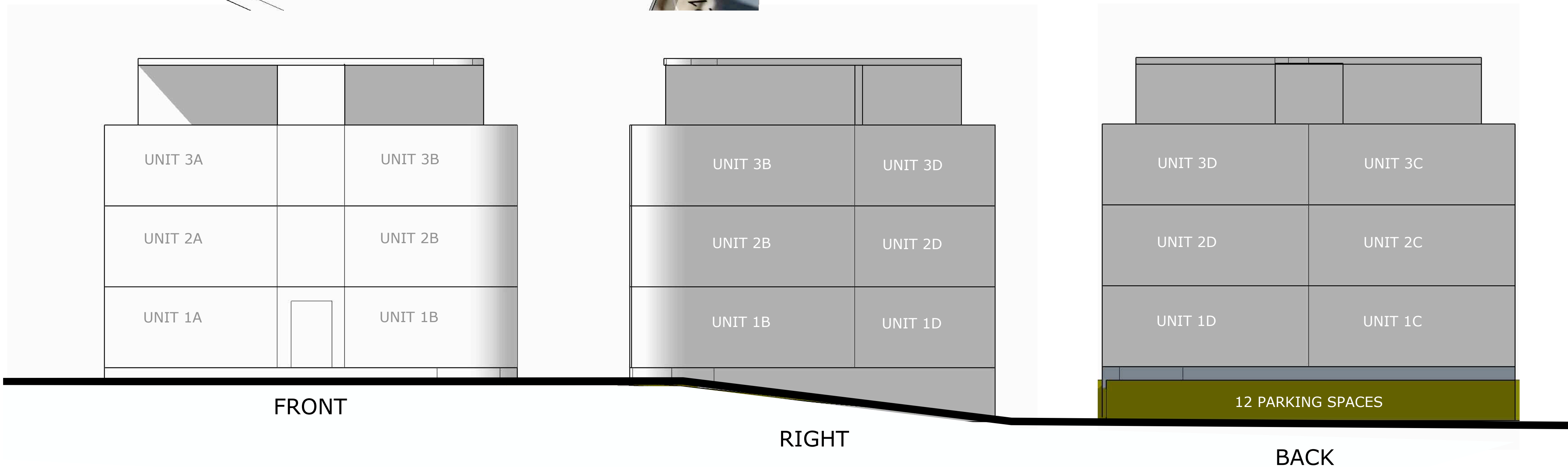
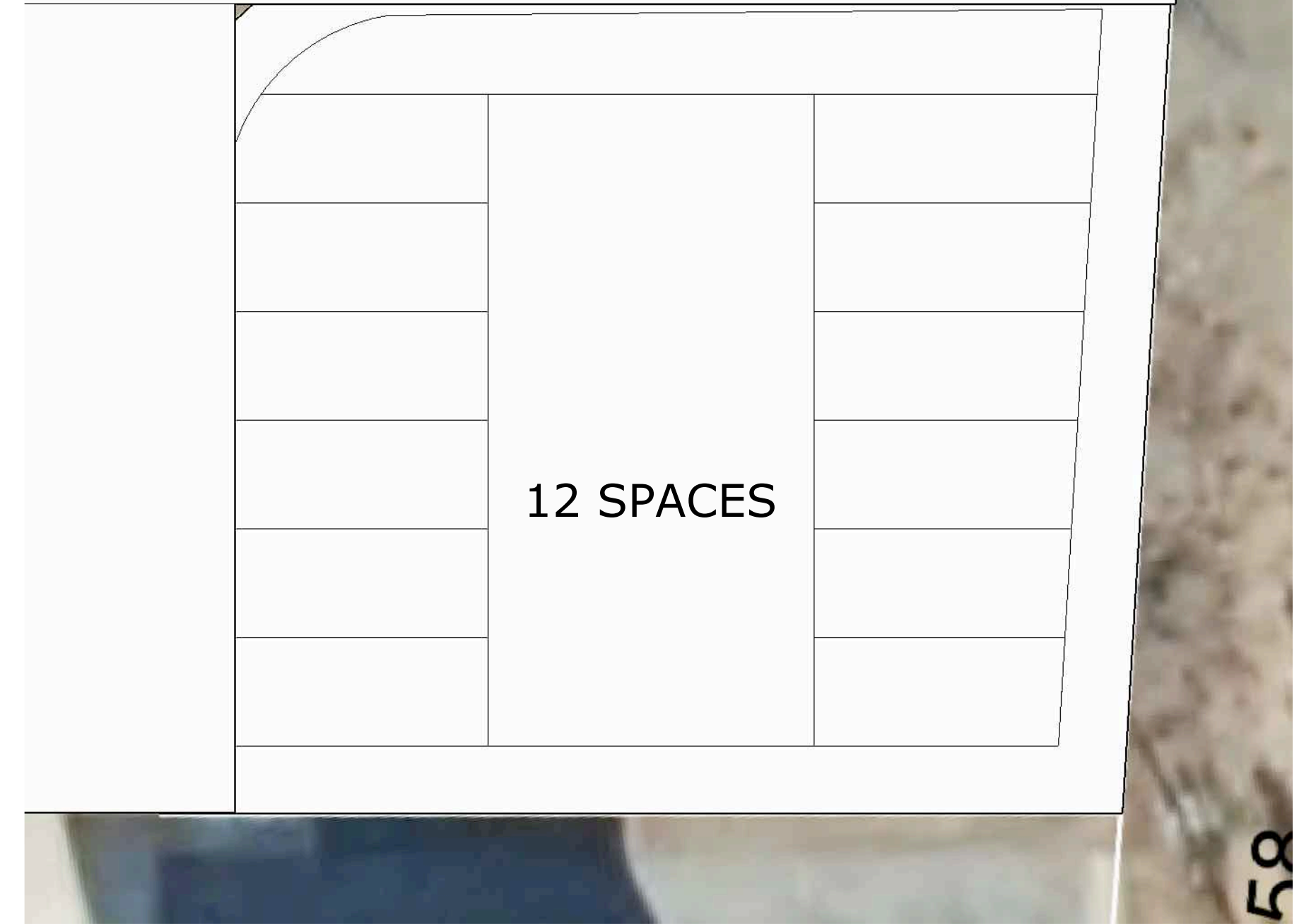
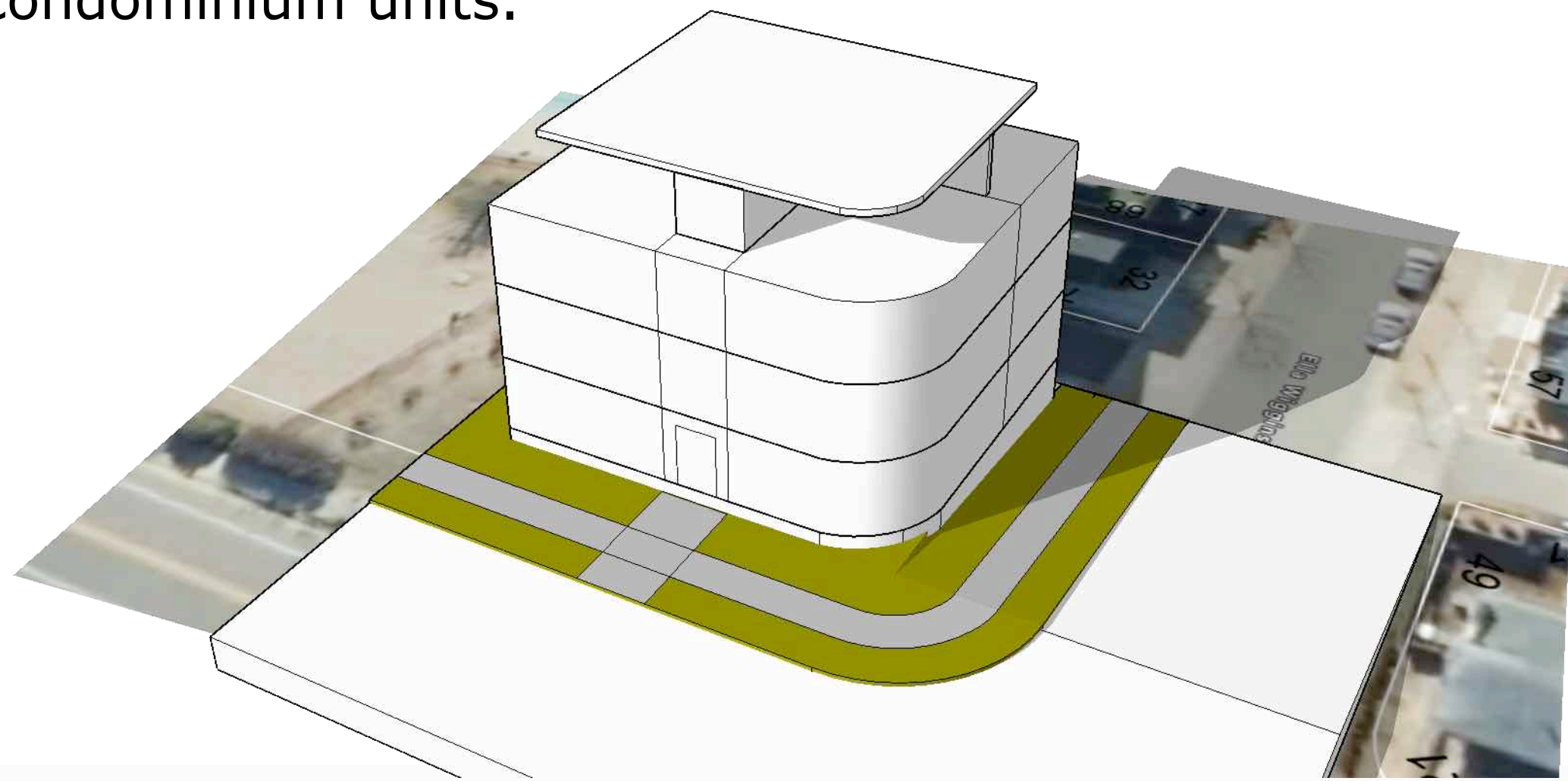
THESE PLANS SHOW TOWNHOUSES WITH A TOTAL OF 2669 SQFT OF LIVING AREA, BUT THE LOT WOULD SUPPORT DEEPER UNITS WITH MORE SQUARE FOOTAGE IF DESIRED

HEATED:	2,130 sqft
BALCONIES:	128 sqft
ROOF DECK:	411 sqft
TOTAL:	2,669 sqft

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12 UNITS PER LOT CONCEPT

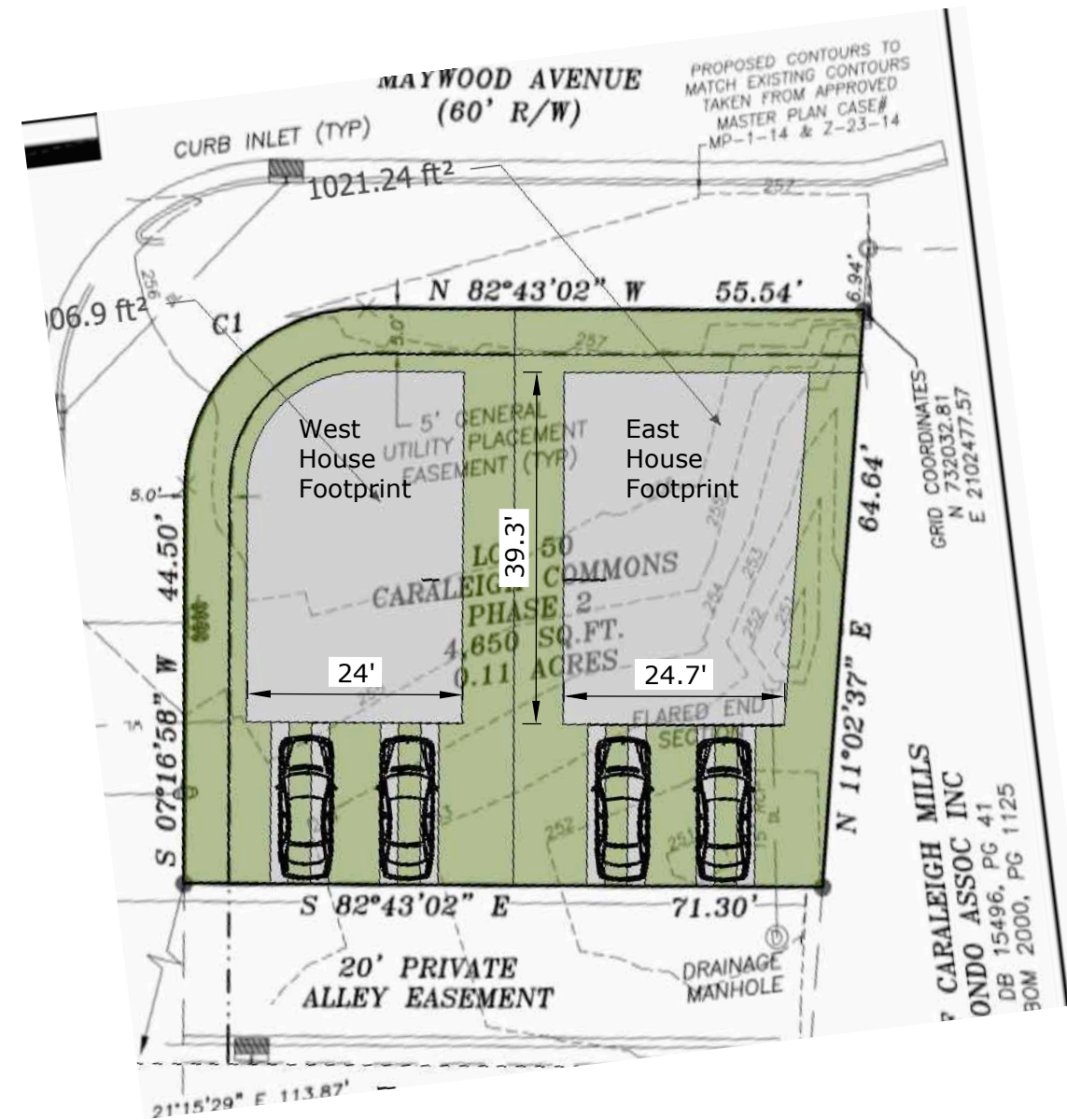
The buildable area will accommodate 1 bank of 60' wide parking, allowing for up to 12 interior parking spaces with additional adjacent street parking. With an increase in density, the site will support up to 12 residential condominium units.



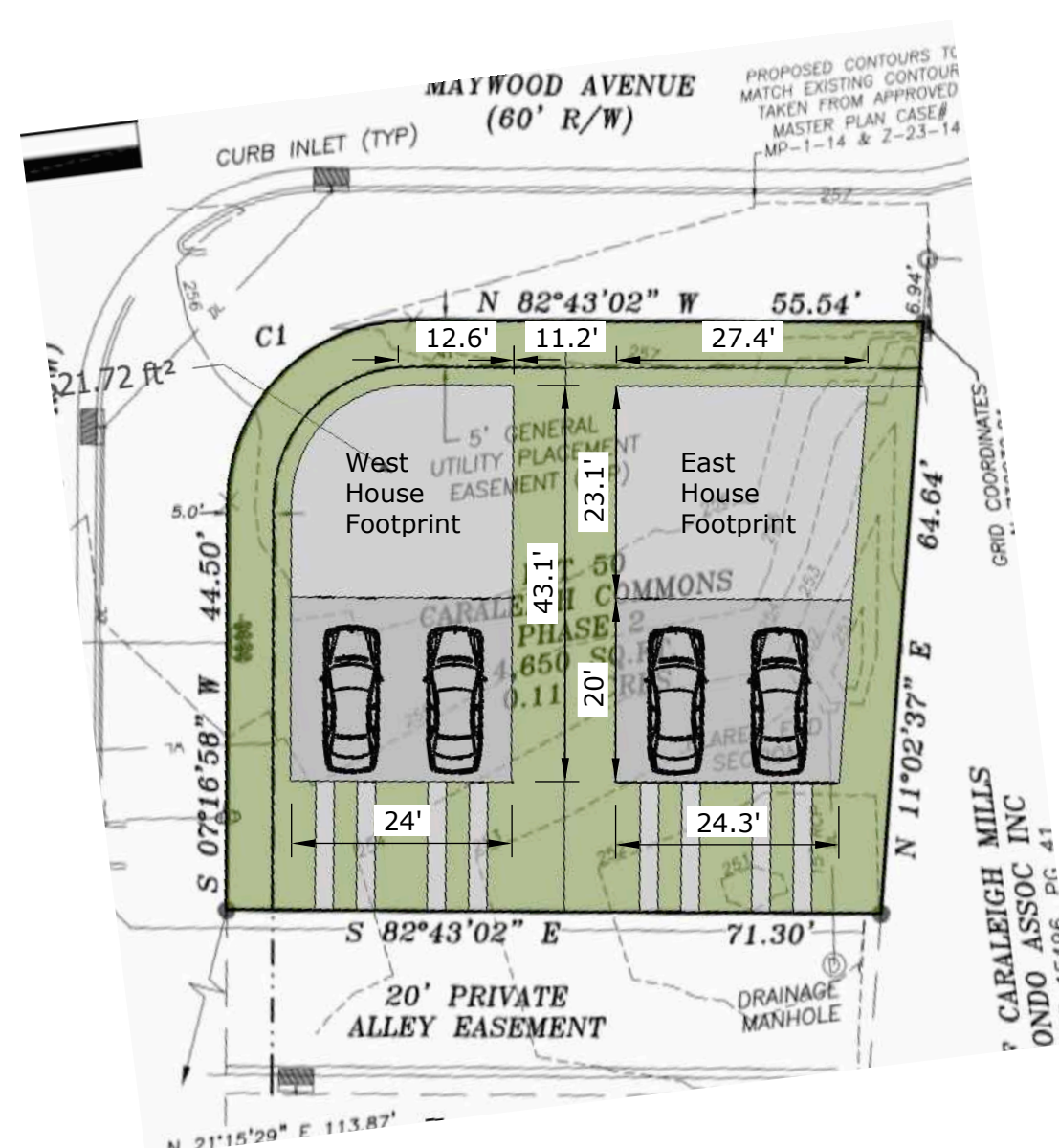
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Single Family House Options

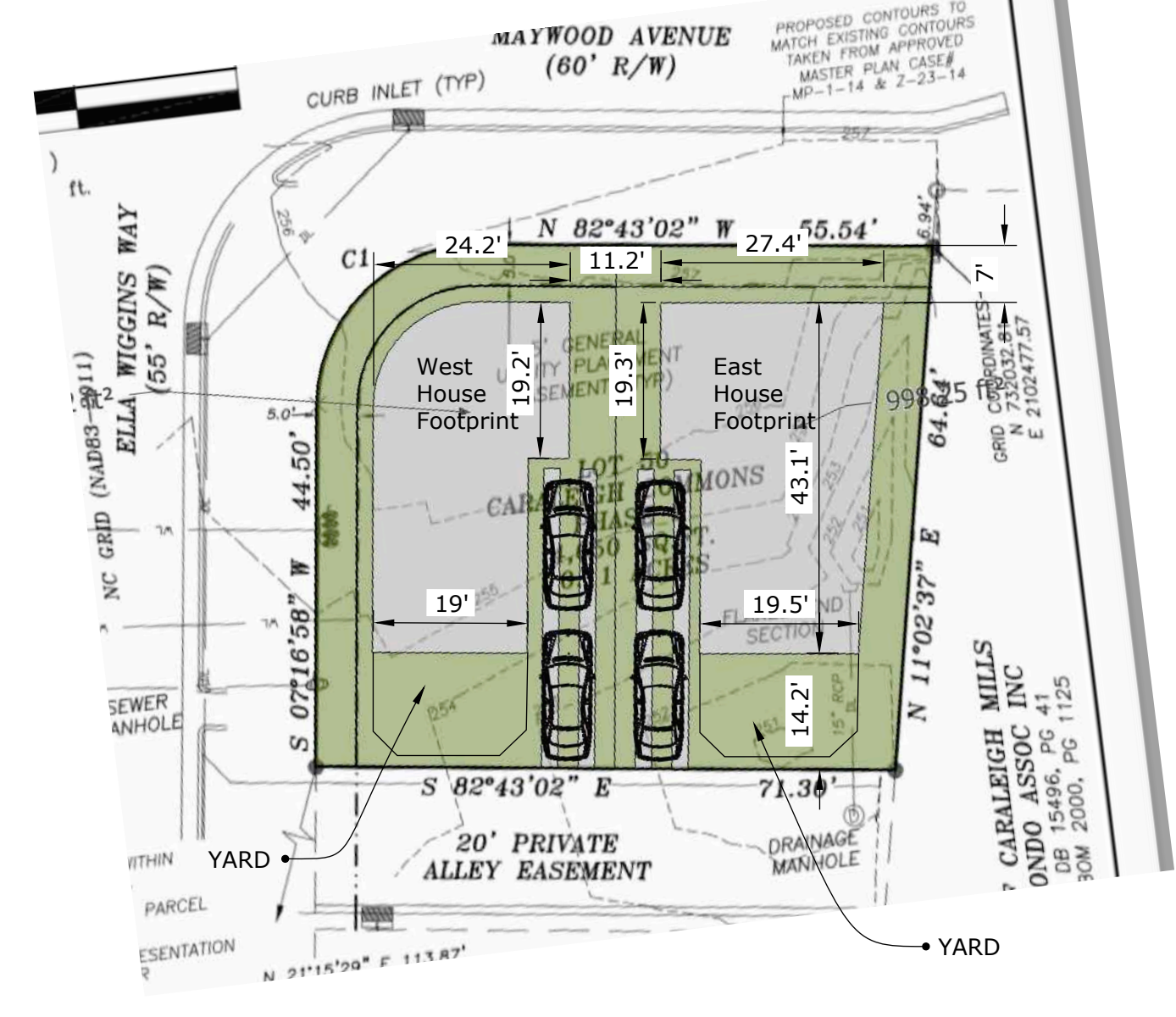
Rear Surface Parking



Two car rear entry garages



Central Driveways with Backyards



Rear Surface Parking Model		
Floor	West House	East House
Roof	80	80
3rd Floor	907	1021
2nd Floor	907	1021
1st Floor	907	1021
Total Sqft	2801	3143

Setbacks	
Front	7'
Sides	5'
Back	14'

Two Car Garages		
Floor	West House	East House
Roof	80	80
3rd Floor	1002	1117
2nd Floor	1002	1117
1st Floor	521	616
Total Sqft	2605	2930

Setbacks	
Front	7'
Sides	5'
Back	14'

Central Driveways with Back Yards		
Floor	West House	East House
Roof	80	80
3rd Floor	882	998
2nd Floor	882	998
1st Floor	882	998
Total Sqft	2726	3074

Setbacks	
Front	7'
Sides	5'
Back	14'