



Administrative Approval Action

Case File / Name: ASR-0006-2021
DSLCL - PARK CITY SOUTH- PHASE 1A

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

LOCATION: This 6.14 acre site zoned PD (Z-32-18) is located at the southeast corner of the intersection of Western Blvd and S. Saunders Street at 927 S. Saunders Street.

REQUEST: This is the initial portion of Phase 1 (phase 1 A) of Park City South, an urban, pedestrian-oriented mixed-use development. This partial phase (phase 1-A) consists of an 11 story building of approximately 371,640 gross square feet including 16,800 square feet of retail and office use plus 336 residential units, structured parking and associated infrastructure along with the initial portion of the greenway.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** SPR-0179-2021: DSLCL - Site Permitting Review/Major [Signature Set]

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 June 11, 2021 by Kimley-Horn and Associates.

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. An exhibit showing the phase 1-A and phase 1-B, and any other sub-phases making up Phase One of this development as outlined in Z-32-18, (the South Saunders Planned Development) should be included along with a detailed description showing how Phase One is to be permitted utilizing sub-phases.
2. That a bike share station with a minimum footprint of 320 square feet is shown and established in accordance with the Traffic Impact Analysis. The final location and construction details shall be approved by the City of Raleigh Transportation Planning Bike/Ped Division.

Engineering

3. That the existing right-of-ways for the overall development are abandoned and a resolution number shown on all plats.
4. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.



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Public Utilities

5. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.
6. A Water Model in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval prior to concurrent approval.

Stormwater

7. 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).
8. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
9. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
10. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

11. 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).
12. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **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"/>	Sidewalk Easement Required
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<input checked="" type="checkbox"/>	Greenway 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:

General

1. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.

Public Utilities



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2. 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.

Stormwater

3. 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).
4. 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).

Urban Forestry

5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). Phase I of this development proposes (.59) acres of tree conservation area.

☒ **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.

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

General

1. A recombination map shall be recorded, recombining the existing lots into a single tract as shown on the proposed plan.
2. In accordance with UDO Section 4.7.4 requiring open space for a Planned Development, demonstrate compliance with UDO Section 2.5.7.
3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
4. A demolition permit shall be obtained for the existing structure on site.

Engineering

5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
6. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).



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7. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
8. A public infrastructure surety for (15) tree grate street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Public Utilities

9. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.
10. Initiation of the easement exchange process is required (via dedication of new easement on record plat, ending with abandonment of old easement on subsequent deed).

Stormwater

11. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
12. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
13. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
14. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

Urban Forestry

15. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (17) street trees along S Saunders St. and (3) street trees along Public Street "A".
16. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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

General



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1. Prior to issuance of the first certificate of occupancy for Phase 1A, developer shall obtain construction drawing approval and dedicate the public right-of-way for the entirety of the new internal public street. Developer may post a security instrument in accordance with UDO section 8.1.3. for any improvements associated with the new internal public street not yet constructed at the time of issuance of the first certificate of occupancy for Phase 1A.

Stormwater

2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: December 8, 2024

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

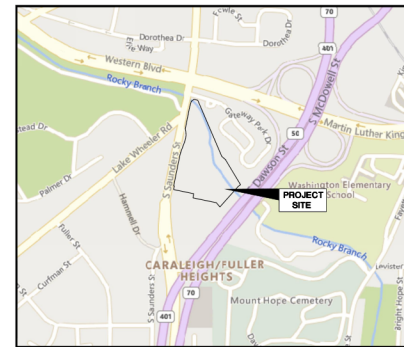
Signed: Alysia Bailey Taylor Date: 08/11/2021
Development Services Dir/Designee
Staff Coordinator: Michael Walters

A map of the study area in North Carolina. The map shows a network of major highways: I-85 running north-south through the center, I-40 running east-west across the middle, I-95 running north-south on the right, I-77 running north-south on the left, I-64 running east-west at the bottom, I-15 running north-south on the far left, and I-1 running north-south on the far right. Towns marked include Greensboro, Pittsboro, Sanford, Apex, Cary, Durham Wake Forest, Knightdale, Clayton, Fuquay-Varina, Garner, Oxford, and Louisburg. A star symbol marks the 'PROJECT LOCATION' near the intersection of I-85 and I-40, between Cary and Knightdale. A compass rose is located in the top left corner.

ASR-0006-2021
SKETCH TRANS.# SCOPE-0150-2020

927 S SAUNDERS ST.
RALEIGH, NORTH CAROLINA 27603

A DEVELOPMENT BY: KANE REALTY COPORATION
4321 LASSITER AT NORTH HILLS AVE #250
RALEIGH, NC 27609



VICINITY MAP

SCALE: 1" = 500'

PARK CITY SOUTH – OVERALL MAXIMUM DESIGN INTENSITIES				
ALLOWABLE INTENSITY		EXISTING INTENSITY	PROPOSED INTENSITY	
P0D A	OFFICE/INDUSTRIAL – 70,000 SF RETAIL – 167,000 SF LODGING UNITS – 150 UNITS RESIDENTIAL DWELLING UNITS – 810	0 SF	RETAIL/OFFICE – 16,800 SF RESIDENTIAL DWELLING UNITS – 33	
P0D B	OFFICE/INDUSTRIAL – 70,000 SF RETAIL – 167,000 SF LODGING UNITS – 150 UNITS RESIDENTIAL DWELLING UNITS – 810	0 SF	0 SF	
P0D C	OFFICE/INDUSTRIAL – 70,000 SF RETAIL – 167,000 SF LODGING UNITS – 150 UNITS RESIDENTIAL DWELLING UNITS – 810	0 SF	0 SF	
P0D D	OPEN SPACE AND RECREATIONAL USES	0 SF	0 SF	
OVERALL MAXIMUM	OFFICE/INDUSTRIAL – 1,042,600 SF RETAIL – 1,042,600 SF LODGING UNITS – 582 UNITS RESIDENTIAL DWELLING UNITS – 375 NOT MORE THAN 5% OFFICE/ INDUSTRIAL MAY BE INDUSTRIAL	0 SF	RETAIL/OFFICE – 16,800 SF RESIDENTIAL DWELLING UNITS – 33	

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

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.5, as amended by text change case [TC-14-19](#) to determine the site plan tier. assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tab:		Tab Text: <input type="checkbox"/>	Tab Three Site Plan <input checked="" type="checkbox"/>	
Buliding Type <input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment			Site Transaction History <input checked="" type="checkbox"/> General Use <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open lot <input type="checkbox"/> Civic Subdivision case #s: SC2016-09-000-000 Certificate of Appropriateness #: Board of Adjustment #: Zoning Case # 2-23-14 Administrative Approval #: GENERAL INFORMATION Development Name: Park City South - Phase 1A Inside City Limit? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Property address(es): 927 S Saunders Street, Raleigh, NC Site P.I.N.(s): 1703442892, 1703442892, 170344451, 170344561, 170344741, 170344771, 170344797, 170344800, 170344801, 170344802, 170344803, 170344804, 170344805, 170344806, 170344807, 170344808, 170344809, 170344810, 170344811, 170344812, 170344813, 170344814, 170344815, 170344816, 170344817, 170344818, 170344819, 170344820, 170344821, 170344822, 170344823, 170344824, 170344825, 170344826, 170344827, 170344828, 170344829, 170344830, 170344831, 170344832, 170344833, 170344834, 170344835, 170344836, 170344837, 170344838, 170344839, 170344840, 170344841, 170344842, 170344843, 170344844, 170344845, 170344846, 170344847, 170344848, 170344849, 170344850, 170344851, 170344852, 170344853, 170344854, 170344855, 170344856, 170344857, 170344858, 170344859, 170344860, 170344861, 170344862, 170344863, 170344864, 170344865, 170344866, 170344867, 170344868, 170344869, 170344870, 170344871, 170344872, 170344873, 170344874, 170344875, 170344876, 170344877, 170344878, 170344879, 170344880, 170344881, 170344882, 170344883, 170344884, 170344885, 170344886, 170344887, 170344888, 170344889, 170344890, 170344891, 170344892, 170344893, 170344894, 170344895, 170344896, 170344897, 170344898, 170344899, 170344900, 170344901, 170344902, 170344903, 170344904, 170344905, 170344906, 170344907, 170344908, 170344909, 170344910, 170344911, 170344912, 170344913, 170344914, 170344915, 170344916, 170344917, 170344918, 170344919, 170344920, 170344921, 170344922, 170344923, 170344924, 170344925, 170344926, 170344927, 170344928, 170344929, 170344930, 170344931, 170344932, 170344933, 170344934, 170344935, 170344936, 170344937, 170344938, 170344939, 170344940, 170344941, 170344942, 170344943, 170344944, 170344945, 170344946, 170344947, 170344948, 170344949, 170344950, 170344951, 170344952, 170344953, 170344954, 170344955, 170344956, 170344957, 170344958, 170344959, 170344960, 170344961, 170344962, 170344963, 170344964, 170344965, 170344966, 170344967, 170344968, 170344969, 170344970, 170344971, 170344972, 170344973, 170344974, 170344975, 170344976, 170344977, 170344978, 170344979, 170344980, 170344981, 170344982, 170344983, 170344984, 170344985, 170344986, 170344987, 170344988, 170344989, 170344990, 170344991, 170344992, 170344993, 170344994, 170344995, 170344996, 170344997, 170344998, 170344999, 170345000, 170345001, 170345002, 170345003, 170345004, 170345005, 170345006, 170345007, 170345008, 170345009, 170345010, 170345011, 170345012, 170345013, 170345014, 170345015, 170345016, 170345017, 170345018, 170345019, 170345020, 170345021, 170345022, 170345023, 170345024, 170345025, 170345026, 170345027, 170345028, 170345029, 170345030, 170345031, 170345032, 170345033, 170345034, 170345035, 170345036, 170345037, 170345038, 170345039, 170345040, 170345041, 170345042, 170345043, 170345044, 170345045, 170345046, 170345047, 170345048, 170345049, 170345050, 170345051, 170345052, 170345053, 170345054, 170345055, 170345056, 170345057, 170345058, 170345059, 170345060, 170345061, 170345062, 170345063, 170345064, 170345065, 170345066, 170345067, 170345068, 170345069, 170345070, 170345071, 170345072, 170345073, 170345074, 170345075, 170345076, 170345077, 170345078, 170345079, 170345080, 170345081, 170345082, 170345083, 170345084, 170345085, 170345086, 170345087, 170345088, 170345089, 170345090, 170345091, 170345092, 170345093, 170345094, 170345095, 170345096, 170345097, 170345098, 170345099, 170345100, 170345101, 170345102, 170345103, 170345104, 170345105, 170345106, 170345107, 170345108, 170345109, 170345110, 170345111, 170345112, 170345113, 170345114, 170345115, 170345116, 170345117, 170345118, 170345119, 170345120, 170345121, 170345122, 170345123, 170345124, 170345125, 170345126, 170345127, 170345128, 170345129, 170345130, 170345131, 170345132, 17034513	

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REVISION 11.1029
raleighnc.gov

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)			
SITE DATA		BUILDING DATA	
Zoning district (if more than one, please provide the sequence of each): PD		Existing gross floor area (not to be demolished): 112,250 Existing gross floor area to be demolished: 0	
Gross site acreage: 1.4		New gross floor area: 371,640	
# of parking spaces required: 377		Total gross floor area (new and new): 371,640	
# of parking spaces proposed: 653		Proposed # of buildings: 1	
Circulatory District (if applicable): N/A		Proposed # of stories for each: 10	
Existing use (UDO § 6.1.4) / Retail, Wholesale, Service, Various Planned Use (UDO § 6.1.4): Hotel, Restaurant, Office, Ground Story Uses, and Multi-Family Residential			
STORMWATER INFORMATION			
Existing Impervious Surface: Acres: 1.40 Square Feet: NA(1)		Proposed Impervious Surface: Acres: 1.40 Square Feet: 10,840	
Is there a flood hazard area? <div style="display: flex; justify-content: space-between;"><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div>			
If yes, please provide: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____			
Neuse River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
RESIDENTIAL DEVELOPMENTS			
Total # of dwelling units: 336		Total # of other units: 0	
# of bedroom units: 10r 344 2or 87 3or 5		4or or more: 0	
# of lots:		Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
SIGNATURE BLOCK			
<p>In filing this plan as the owner's (owner), I do hereby agree and firmly bind myself, my heirs, my assigns, administrators, successors, and assigne jointly and severally to construct all improvements and make all dedications as shown on the proposed development plan as approved by the City of Raleigh.</p> <p>I hereby designate _____ North Carolina Notary Public, Inc., to serve as my agent regarding this application, to receive and respond to administrative communications, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.</p> <p>I have heard, acknowledged, and affirm that this project is conforming to all application requirements with the exception of those noted above. I acknowledge that this application is subject to the filing conditions submitted policy, which states applications will expire after 180 days of inactivity.</p> <p>Dated: _____ Date: Jan. 26, 2021</p> <p>Printed Name: _____ Signature: _____ Printed Name: (Patricia Rucker)</p>			

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REVISION 11.18.1
raleighnc.4

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COVER SHEET

PARK CITY SOUTH -
PHASE 1A
PREPARED FOR
KANE REALTY

SHEET NUMBER
C00

[illegible]

KANE
REALTY CORPORATION

Merge Capita

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM
KF-0102

JDAVIS >

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT	DATE
01144027	01/27/2021
SCALE AS SHOWN	DESIGNED BY JCC
	DRAWN BY JCC
	CHECKED BY CC

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PREPARED BY
KANE R
WALEIGH

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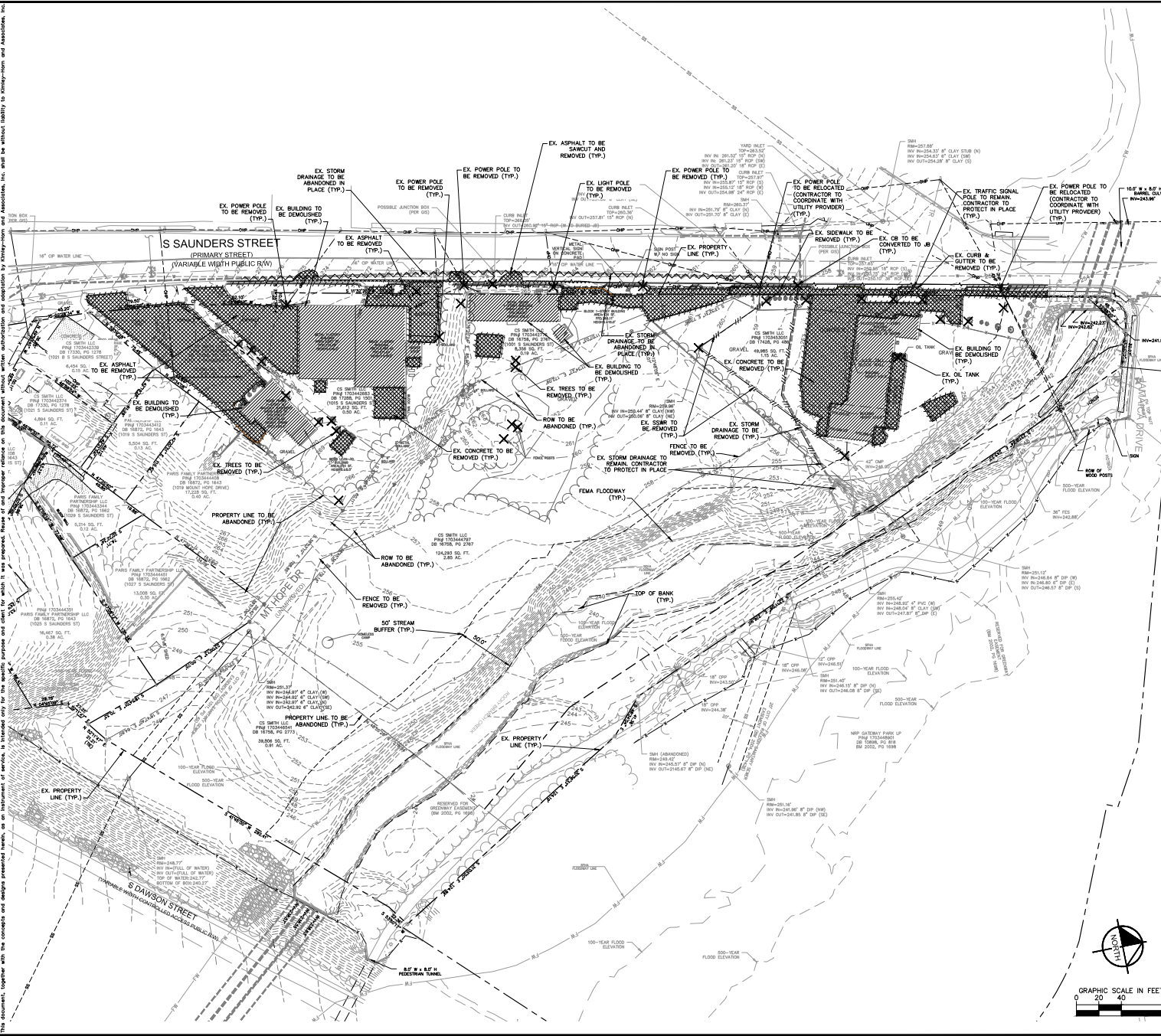
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 Date: June 14, 2021 11:42:19am K:\RAID\0114402027 park city south\paving\sheet\p15.co.0 COVER SHEET.dwg
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DEMOLITION LEGEND

---	PROPERTY LINE
---	LIMITS OF DISTURBANCE
---	DEMOLISH SITE ITEM
---	DEMOLISH UNDERGROUND UTILITY
---	ABANDON UTILITY IN PLACE
X	SAWCUT
X	DEMOLISH SITE ITEM / TREE TO BE REMOVED
---	BUILDINGS TO BE REMOVED
---	SEWER / PAVEMENT TO BE REMOVED
---	EASEMENT TO BE REMOVED

- ### DEMOLITION NOTES
1. CONTRACTOR SHALL COORDINATE WITH THE CITY OF RALEIGH TO OBTAIN ALL NECESSARY DEMOLITION PERMITS PRIOR TO THE START OF ANY DEMOLITION WORK.
 2. SAW CUT AND REMOVE CONCRETE CURB TO LIMITS REQUIRED FOR NEW WORK.
 3. REMOVE VEGETATION AND GRASS IN AREAS TO RECEIVE NEW ASPHALT AND CONCRETE PAVEMENTS.
 4. SAW CUT AND REMOVE ALL ASPHALT PAVEMENT TO LIMITS INDICATED ON PLAN.
 5. DEMOLITION MATERIALS SHALL BE PROPERLY DISPOSED OF OFF SITE PER STATE REQUIREMENTS.
 6. ALL PRIMARY UTILITIES DISCOVERED DURING DEMOLITION OPERATIONS THAT SERVE ACTIVITIES OTHER THAN THE PROJECT SITE SHALL BE PROPERLY PRESERVED AND PROTECTED.
 7. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER AND ENGINEER ANY UNFORESEEN OR ADVERSE CONDITIONS, INCLUDING UNCHARTED UTILITIES, DISCOVERED DURING DEMOLITION OPERATIONS.
 8. SUBSURFACE FEATURES ARE SHOWN IN APPROXIMATE LOCATION. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UTILITY LOCATIONS AND DEPTHS.
 9. EXISTING STORM DRAINAGE CONNECTION CANNOT BE DISCONNECTED UNTIL NEW STORM DRAINAGE IS IN PLACE.
 10. EXISTING SANITARY SEWER CONNECTION CANNOT BE DISCONNECTED UNTIL NEW SANITARY SEWER IS IN PLACE.

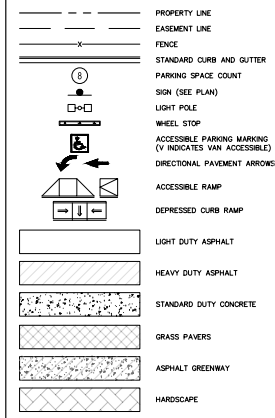
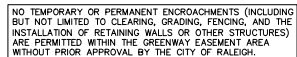
LEGEND





●	BOUNDARY MONUMENT FOUND	○	SAN SEWER CLEANOUT
○	BOUNDARY MONUMENT SET	○	SAN SEWER MANHOLE
▲	CALCULATED POINT	□	ELECTRIC BOX
■	CONCRETE MONUMENT FOUND	○	DECIDUOUS TREE
■	GAS METER	○	CONIFEROUS TREE
■	GAS VALVE	○	SHRUB
○	CED UP TANK	○	SHRUB
○	BOLLARD	○	SHRUB
○	CABLE BOX	○	SHRUB
○	FIRE HYDRANT	○	SHRUB
○	WATER VALVE	○	SHRUB
○	WATER METER	○	SHRUB
○	MONITORING WELL	○	SHRUB
○	TELEPHONE BOX	○	SHRUB
○	TELEPHONE MANHOLE	○	SHRUB
○	HVAC UNIT	○	SHRUB
○	FIBER OPTIC MARKER	○	SHRUB
○	UTILITY POLE	○	SHRUB
○	OUT WIRE	○	SHRUB
○	LIGHT POLE	○	SHRUB
○	MAILBOX	○	SHRUB
○	SIGN	○	SHRUB
○	SURVEY CONTROL POINT	○	SHRUB
○	STORM INLETS	○	SHRUB
○	FLARED END SECTION	○	SHRUB

---	STORM DRAIN LINE
---	OVERHEAD POWER LINE
---	FEMA FLOODWAY LINE
---	FEMA 100 YR FLOODPLAIN LINE
---	FEMA 500 YR FLOODPLAIN LINE
---	CREEK LINE
---	TRAFFIC SIGNAL LINE
---	SANITARY SEWER LINE
---	FENCELINE
---	GUARDRAIL
---	WOODLINE

KANE REALTY CORPORATION	
Merge Capital	
Kinley-Horn	
JDAVIS	
PRELIMINARY NOT FOR CONSTRUCTION	
EXISTING CONDITIONS AND DEMOLITION PLAN	
PARK CITY SOUTH - PHASE 1A	
PREPARED FOR KANE REALTY	
CITY OF RALEIGH	
SHEET NUMBER C1.0	

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (UNLESS OTHERWISE STATED)
2. ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/2011).
3. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

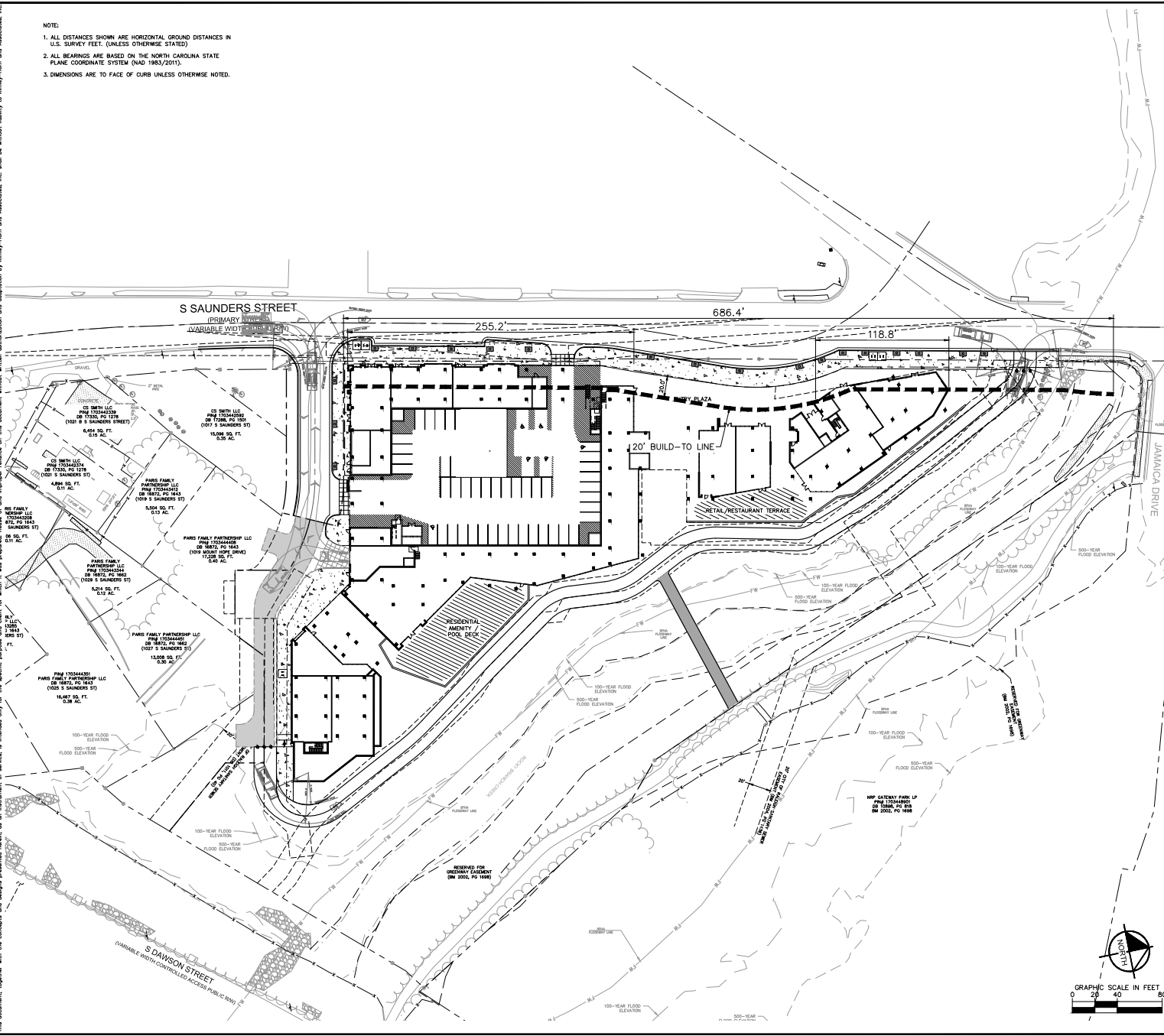


SHEET NUMBER C2.0	PARK CITY SOUTH - PHASE 1A PREPARED FOR KANE REALTY CITY OF RALEIGH	PRELIMINARY SITE PLAN	KHA PROJECT 01144027 01/27/2021 SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY CIB	   	PRELIMINARY NOT FOR CONSTRUCTION	© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 3475 PATTERSON STREET, SUITE 600 RALEIGH, NC 27601 PHONE: 919-877-2000 WWW.KH-1.COM 9/1/2020	CITY COMMENTS 2 CITY COMMENTS 1 REVISIONS NO.	DATE 06/11/21 BY TRC 03/26/21 TRC

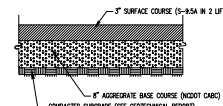
**PARK CITY SOUTH -
PHASE 1A**
PREPARED FOR

SHEET NUMBER
C2.0

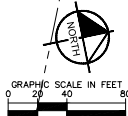
NOTED: 1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (UNLESS OTHERWISE STATED)
2. ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/2011).
3. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.



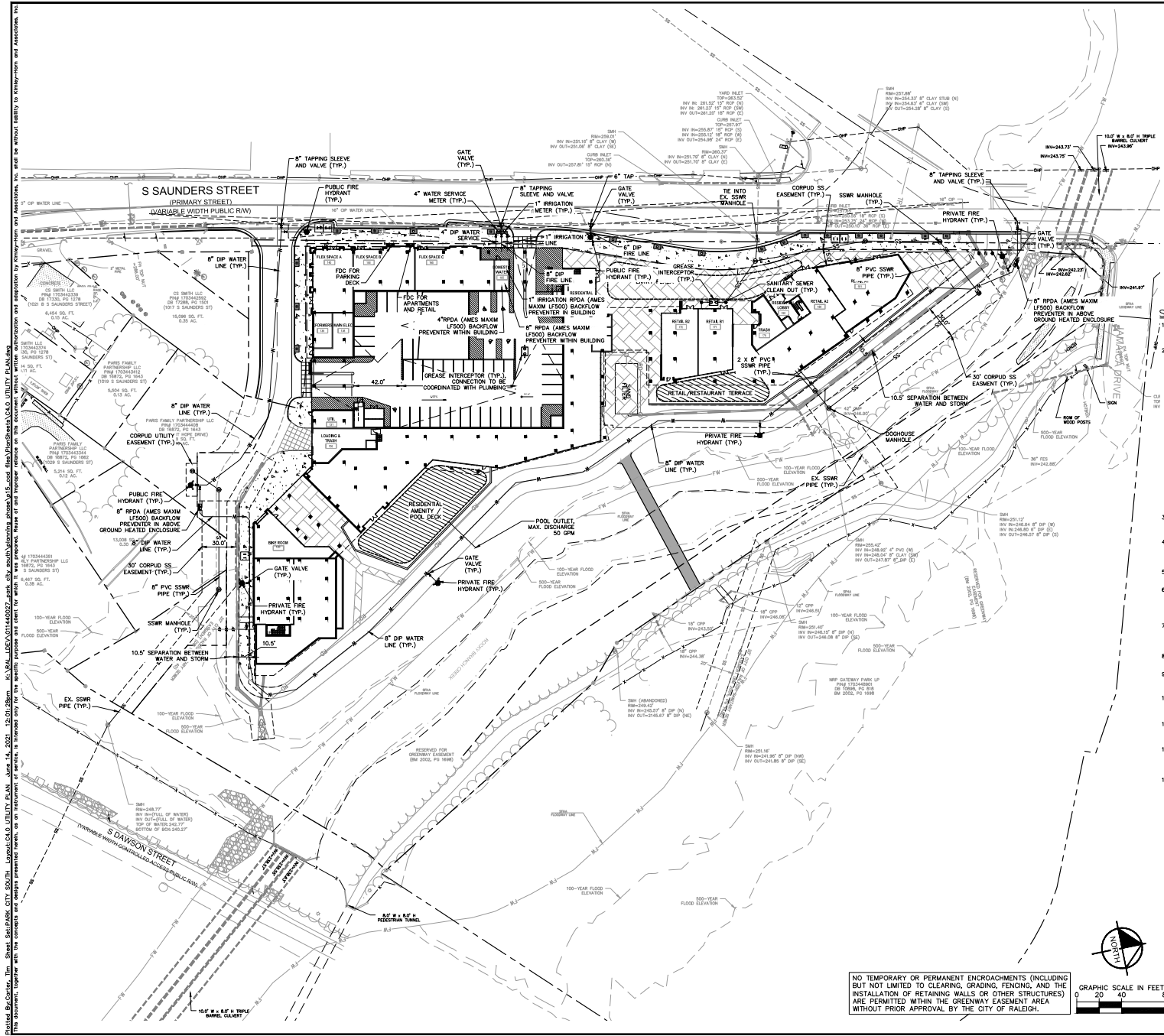
BUILD TO:
PRIMARY STREET: 0'-20'
REQUIRED: 40%
PROPOSED: 374' FRONTAGE/686' = 54.5%



REGULAR DUTY ASPHALT PAVING DETAIL
NOT TO SCALE



KANE REALTY CORPORATION	
Merge Capital	
Kinley-Horn	
JDAVIS	
PRELIMINARY NOT FOR CONSTRUCTION	
KHA PROJECT 01/27/2021	DESIGNED BY JCA
DATE 01/27/2021	DRAWN BY JCA
SCALE AS SHOWN	CHECKED BY COB
PRELIMINARY BUILD-TO TRUCK TURN EXHIBIT	
PARK CITY SOUTH - PHASE 1A PREPARED FOR KANE REALTY CITY OF RALEIGH	
SHEET NUMBER C2.1	NC

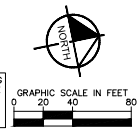


UTILITY LEGEND

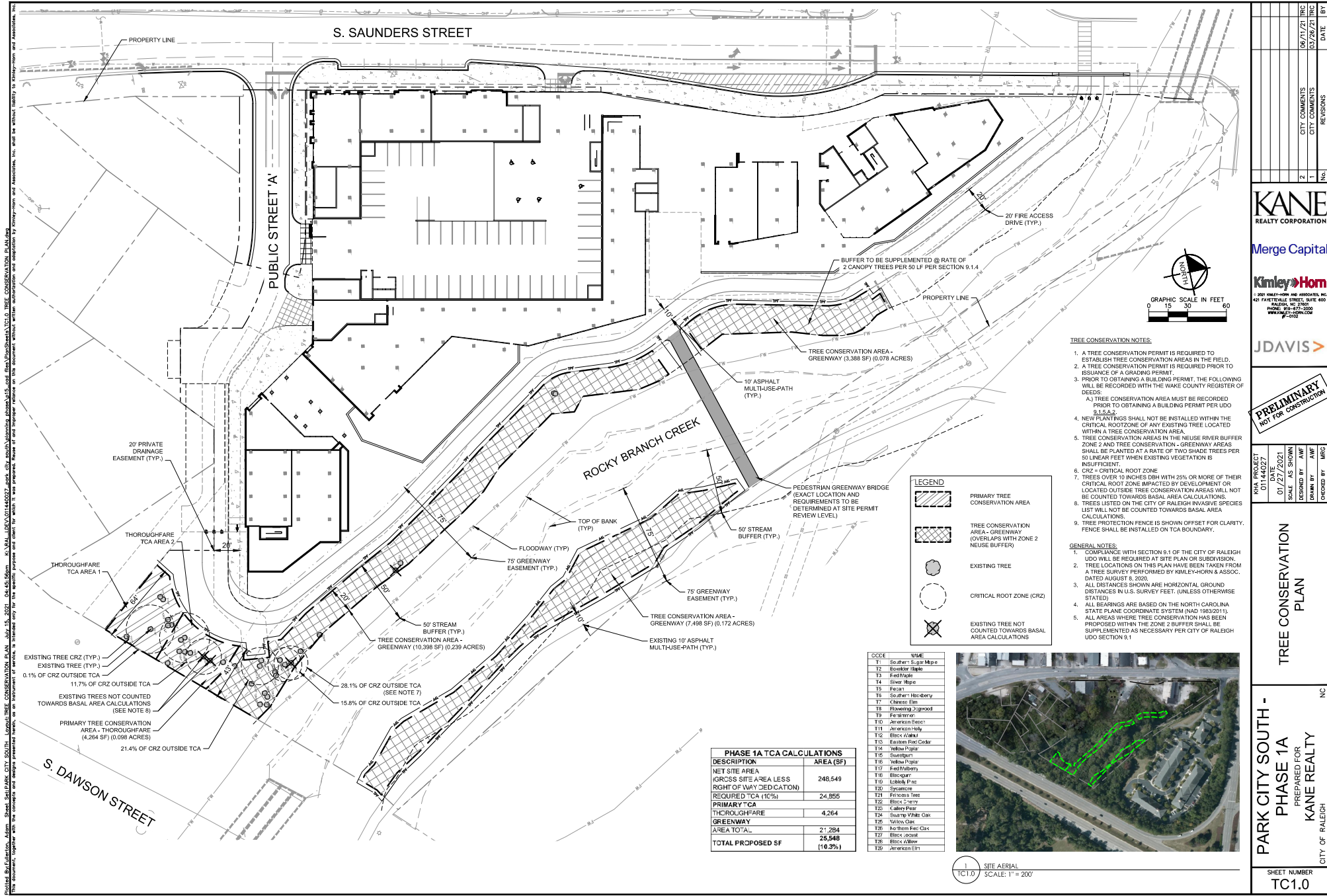
---	PROPERTY LINE
---	WATER LINE
---	FIRE LINE
---	SANITARY SEWER LINE
---	ELECTRIC
---	FIBER OPTIC
---	GAS
---	POWER
---	TELECOMMUNICATION
---	CABLE
---	LIGHT POLE
---	WATER METER
---	GATE VALVE
---	POINT OF CONNECTION
---	BACKFLOW PREVENTOR
---	REDUCER
---	FIRE HYDRANT (FH)
---	FIRE DEPARTMENT CONNECTION (FDC)
---	SANITARY SEWER CLEANOUT (SSCO)
---	SANITARY SEWER MANHOLE (SSMH)
---	SANITARY SEWER GREASE TRAP

- STANDARD UTILITY NOTES (AS APPLICABLE):**
1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION).
 2. UTILITY SEPARATION REQUIREMENTS:
A) A DISTANCE OF 100 SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN UNPROTECTED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25 FROM A PRIVATE WELL OR 50 FROM A PUBLIC WELL.
B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE SEPARATION SHALL BE APPROVED BY THE PLUMBING DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
C) WHERE IT IS IMPOSSIBLE TO MAINTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED TO ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
D) 3.0 MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
E) MAINTAIN 18 MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24 MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6 MIN. CLEARANCE (PER CORPUS DETAILS W-41 & S-40).
F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18 MIN. VERTICAL SEPARATION REQUIRED.
 3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
 4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
 5. 3.0 MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0 MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
 6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
 7. INSTALL 4" DIP WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
 8. INSTALL 8" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 50 LINEAR FEET MAXIMUM.
 9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
 10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDO, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
 11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
 12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FGD PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGH-NC.GOV FOR MORE INFORMATION.
 13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARDS INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANNE HARTLEY AT (919) 996-5923 OR JOANNE.HARTLEY@RALEIGH-NC.GOV FOR MORE INFORMATION.

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.



KANE REALTY CORPORATION	
Merge Capital	
Kinley-Horn	
JDAVIS	
PRELIMINARY NOT FOR CONSTRUCTION	
KHA PROJECT 01/27/2021	
SCALE AS SHOWN	
DESIGNED BY TRC	
DRAWN BY	
CHECKED BY COB	
NC	
PARK CITY SOUTH - PHASE 1A PRELIMINARY UTILITY PLAN	
PREPARED FOR KANE REALTY	
CITY OF RALEIGH	
SHEET NUMBER C4.0	
CITY COMMENTS 03/26/21 TRC	
CITY COMMENTS 03/26/21 TRC	
REVISIONS	
DATE	
BY	



- TREE CONSERVATION NOTES:**
1. A TREE CONSERVATION PERMIT IS REQUIRED TO ESTABLISH TREE CONSERVATION AREAS IN THE FIELD.
 2. A TREE CONSERVATION PERMIT IS REQUIRED PRIOR TO ISSUANCE OF A GRADING PERMIT.
 3. PRIOR TO OBTAINING A BUILDING PERMIT, THE FOLLOWING WILL BE RECORDED WITH THE WAKE COUNTY REGISTER OF DEEDS:
A.) TREE CONSERVATION AREA MUST BE RECORDED PRIOR TO OBTAINING A BUILDING PERMIT PER UDO 9.1.5.A.2.
 4. NEW PLANTINGS SHALL NOT BE INSTALLED WITHIN THE CRITICAL ROOT ZONE OF ANY EXISTING TREE LOCATED WITHIN A TREE CONSERVATION AREA.
 5. TREE CONSERVATION AREAS IN THE NEUSE RIVER BUFFER ZONE 2 AND TREE CONSERVATION - GREENWAY AREAS SHALL BE PLANTED AT A RATE OF TWO SHADE TREES PER 50 LINEAR FEET WHEN EXISTING VEGETATION IS INSUFFICIENT.
 6. CRZ - CRITICAL ROOT ZONE
 7. TREES OVER 10 INCHES DBH WITH 25% OR MORE OF THEIR CRITICAL ROOT ZONE IMPACTED BY DEVELOPMENT OR LOCATED OUTSIDE TREE CONSERVATION AREAS WILL NOT BE COUNTED TOWARDS BASAL AREA CALCULATIONS.
 8. TREES LISTED ON THE CITY OF RALEIGH INVASIVE SPECIES LIST WILL NOT BE COUNTED TOWARDS BASAL AREA CALCULATIONS.
 9. TREE PROTECTION FENCE IS SHOWN OFFSET FOR CLARITY. FENCE SHALL BE INSTALLED ON TCA BOUNDARY.
- GENERAL NOTES:**
1. COMPLIANCE WITH SECTION 9.1 OF THE CITY OF RALEIGH UDO WILL BE REQUIRED AT SITE PLAN OR SUBDIVISION.
 2. TREE LOCATIONS ON THIS PLAN HAVE BEEN TAKEN FROM A TREE SURVEY PERFORMED BY KIMLEY-HORN & ASSOC. DATED AUGUST 8, 2020.
 3. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (UNLESS OTHERWISE STATED)
 4. ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/2011).
 5. ALL AREAS WHERE TREE CONSERVATION HAS BEEN PROPOSED WITHIN THE ZONE 2 BUFFER SHALL BE SUPPLEMENTED AS NECESSARY PER CITY OF RALEIGH UDO SECTION 9.1

LEGEND

- PRIMARY TREE CONSERVATION AREA
- TREE CONSERVATION AREA - GREENWAY (OVERLAPS WITH ZONE 2 NEUSE BUFFER)
- EXISTING TREE
- CRITICAL ROOT ZONE (CRZ)
- EXISTING TREE NOT COUNTED TOWARDS BASAL AREA CALCULATIONS

PHASE 1A TCA CALCULATIONS	
DESCRIPTION	AREA (SF)
NET SITE AREA (GROSS SITE AREA LESS RIGHT OF WAY DEDICATION)	248,549
REQUIRED TCA (10%)	24,855
PRIMARY TCA	
THOROUGHFARE	4,264
GREENWAY	
AREA TOTAL	21,394
TOTAL PROPOSED SF	25,548 (10.3%)

CODE	NAME
T1	So other Sugar Maple
T2	Bowling Maple
T3	Red Maple
T4	Silver Maple
T5	Box
T6	So other Hickory
T7	Chinese Elm
T8	Flowering Dogwood
T9	Red Birch
T10	American Beech
T11	American Holly
T12	Black Walnut
T13	Eastern White Cedar
T14	Yellow Poplar
T15	Sweetgum
T16	Yellow Birch
T17	Red Mulberry
T18	Bittersweet
T19	Loblolly Pine
T20	Sycamore
T21	Pinus Tree
T22	Black Cherry
T23	Yellow Pine
T24	Swamp White Oak
T25	Willow Oak
T26	Northern Red Oak
T27	Black Locust
T28	Black Alder
T29	American Elm



1 SITE AERIAL
TC1.0 SCALE: 1" = 200'

KANE REALTY CORPORATION	
Merge Capital	
Kimley-Horn	
JDAVIS	
PRELIMINARY NOT FOR CONSTRUCTION	
TREE CONSERVATION PLAN	
PARK CITY SOUTH - PHASE 1A	
PREPARED FOR KANE REALTY	
CITY OF RALEIGH	
SHEET NUMBER TC1.0	
DATE	
BY	
REVISIONS	
CITY COMMENTS	
06/11/21 TRC	
03/26/21 TRC	
1	
2	

EXISTING					PROPOSED				
HEIGHT	LOW	AVERAGE	HEIGHT	LOW	AVERAGE	HEIGHT	LOW	AVERAGE	HEIGHT
EXISTING AVERAGE GRADE	257.00	256.59	EXISTING AVERAGE GRADE	257.00	256.59	PROPOSED AVERAGE GRADE	257.00	256.59	PROPOSED AVERAGE GRADE
EXISTING RESTRICTIONS			EXISTING RESTRICTIONS			PROPOSED RESTRICTIONS			PROPOSED RESTRICTIONS



WEST ELEVATION 1
1" = 20'-0"

EXISTING					PROPOSED				
HEIGHT	LOW	AVERAGE	HEIGHT	LOW	AVERAGE	HEIGHT	LOW	AVERAGE	HEIGHT
EXISTING AVERAGE GRADE	257.00	256.59	EXISTING AVERAGE GRADE	257.00	256.59	PROPOSED AVERAGE GRADE	257.00	256.59	PROPOSED AVERAGE GRADE
EXISTING RESTRICTIONS			EXISTING RESTRICTIONS			PROPOSED RESTRICTIONS			PROPOSED RESTRICTIONS



SOUTH ELEVATION 2
1" = 20'-0"

**NOTE: SIGNAGE IS PERMITTED SEPARATELY

ELEVATIONS

KANE
REALTY CORPORATION

Merge Capital

PARK CITY SOUTH

SP2.00

Kimley»Horn JDAVIS



EAST ELEVATION 1
1" = 20'-0"

**NOTE: SIGNAGE IS
PERMITTED SEPARATELY

ELEVATIONS