



Administrative Approval Action

Case File / Name: ASR-0014-2022
DSLCL - Park City South Phase 2 A

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

- LOCATION:** The site is generally located north of the intersection of S Saunders Street and S Dawson Street, with a common street address of 1025 S Saunders (see plan for complete list of impacted PINs).
- REQUEST:** Development of an approximately 456,000 square foot, 9 story mixed-use building containing approximately 373 dwelling units, approximately 6,174 square feet of commercial space, and structured parking. The project also includes construction of a public road. The subject property is approximately 3.2 acres zoned PD (zoning case Z-32-2018 and master plan case MP-3-2018).
- 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 June 14, 2024 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. Recombination of the property to recombine the right-of-way to be closed into the adjacent lots and to create the parcel for the subject development shall occur prior to SPR approval.
2. Right-of-way closure requires review and approval by City Council. The proposed right-of-way closure must be complete prior to SPR approval.
3. The SPR shall demonstrate compliance with UDO Section 7.4 (Lighting).

Engineering

4. An encroachment agreement is required for the proposed building element encroachments.

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.

Stormwater



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

Urban Forestry

- 9. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a demolition permit or grading permit, whichever comes first.
- 10. 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). Also include metes and bounds descriptions of the existing tree conservation areas that are to be removed and or revised.

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"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	Sidewalk Deed of Easement Required

<input checked="" type="checkbox"/>	Right of Way 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 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)



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2. A sidewalk 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

3. Infrastructure Construction Plans (spr submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

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).
5. 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).
6. 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

7. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1) including the removed and revised tree conservation areas. This development proposes 0.65 acres of tree conservation area and removal of 0.05 acres of existing 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. Dedication of the street right-of-way for proposed Lynde Hill Drive shall be done prior to building permit issuance. A copy of the recorded right-of-way map shall be provided to the city with plan submittal.



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2. Provide verification that this development complies with UDO section 4.7.4 D requiring all open space within the area subject to Z-32-2018 and MP-3-2018 be accessible to all property owners through establishment of a property owners' association.

Engineering

3. A public access 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)

Stormwater

4. 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).

Urban Forestry

5. A public infrastructure surety for 13 street trees in tree grates shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.
6. A tree impact permit must be obtained for the approved streetscape tree installations in the rights-of-way. This development proposes 6 street trees in tree grates along S. Saunders Street and 7 street trees in tree grates along Lynde Hill Drive for a total of 13 street trees in tree grates.
7. 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

1. 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.
2. Final inspection of all tree conservation areas and rights-of-way street trees by Urban Forestry Sta

Stormwater

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

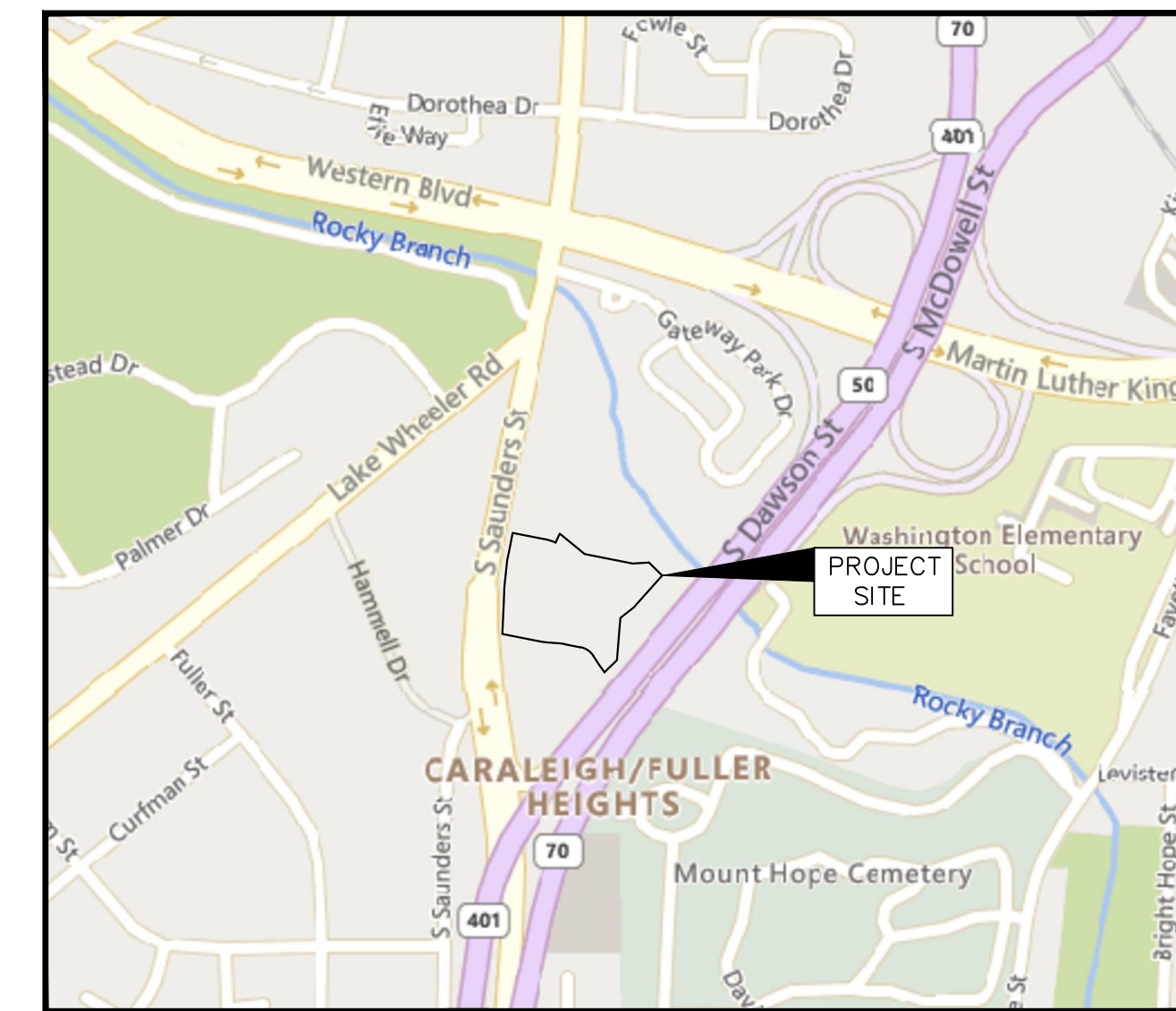
ADMINISTRATIVE SITE REVIEW PARK CITY SOUTH

- PHASE 2A

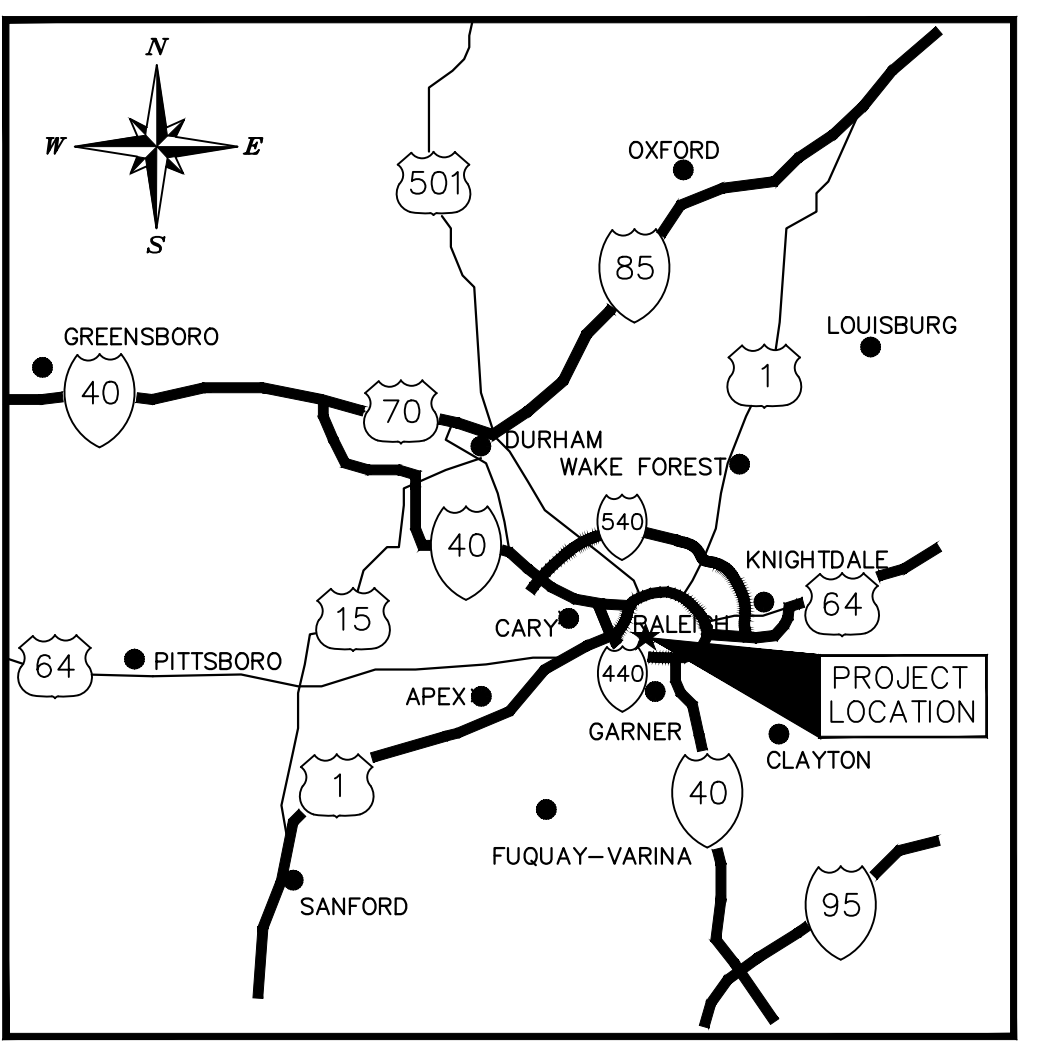
ASR-0014-2022
MP-3-18

1025 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'



PROJECT LOCATION
NTS

PROHIBITED USES	PD/UDO PRINCIPLE	ADRESSED IN PHASE 2
CAR WASH VEHICLE REPAIR GAS STATION FREIGHT AND SERVICE FACILITY TRAILER STORAGE AND DROP OFF LOT BUS BARN TRUCKING OPERATION TRUCK OR MOTOR FREIGHT TERMINAL FACILITY PAWN SHOPS ADULT ESTABLISHMENTS		NONE OF THESE USES ARE PROPOSED FOR THE PROJECT REQUIREMENT ALONG S. SAUNDERS
BUILDING HEIGHT	20 STORIES MAX	PROPOSED 9 STORIES
OVERALL DEVELOPMENT INDUSTRIAL SPACE	NO MORE THAN 50% OF OFFICE/INDUSTRIAL MAY BE INDUSTRIAL	NO INDUSTRIAL USES ARE PROPOSED FOR THIS POD
OVERALL DEVELOPMENT HOUSING VARIATION	AT LEAST 5% OF THE DWELLING UNITS CONSTRUCTED ON THE PROPERTY SHALL BE NO LARGER THAN 550 GSF	5% OF DWELLING UNITS ARE NO GREATER THAN 550 GSF
PROTECTIVE YARDS	NO PROTECTIVE YARDS (STREET OR TRANSITIONAL) REQUIRED	NO PROTECTIVE YARDS PROVIDED
BUILDING/PARKING SETBACKS	S. SAUNDERS - 0' DAWSON - 5' + TCA WIDTH	NO SETBACK ALONG S. SAUNDERS NO BUILDING OR PARKING IS LOCATED WITHIN 5' OF TCA ALONG DAWSON
SIGHT TRIANGLES	NO BUILDING SHALL BE LOCATED WITHIN A SIGHT DISTANCE TRIANGLE EASEMENT	NO BUILDING IS LOCATED WITHIN A SIGHT DISTANCE TRIANGLE EASEMENT
BUILD TO	S. SAUNDERS - 0'-20' AT 40%	SHEET 2.5 SHOWS BUILDING MEETS BUILD-TO REQUIREMENT ALONG S. SAUNDERS
GROUND STORY SURROUNDING PARKING	THE GROUND STORY OF STRUCTURED PARKING MUST HAVE ACTIVE USES LOCATED BETWEEN THE PARKING STRUCTURE AND THE PUBLIC SIDEWALK	THE GROUND STORY SURROUNDING THE PARKING DECK IS PROPOSED TO BE RETAIL AND AMENITY SPACE FACING SAUNDERS STREET AND THE PUBLIC STREET
BUILDING ENTRANCES	EACH BUILDING FRONTING ALONG S SAUNDERS SHALL HAVE AT LEAST ONE ENTRANCE FACING S SAUNDERS. FOR A BUILDING THAT HAS A LENGTH GREATER THAN 150 FEET ALONG S SAUNDERS, ONE ADDITIONAL ENTRANCE FACING S SAUNDERS	POD B PROPOSES AT LEAST 2 ENTRANCES ALONG S SAUNDERS
MULTIPLE BUILDINGS	THERE SHALL BE A DIFFERENCE OF AT LEAST 2 STORIES IN HEIGHT BETWEEN THE TALLEST BUILDING AT SHORTEST BUILDING WITHIN A POD	FOR ZONING PURPOSES, 1 BUILDING IS PROPOSED WITHIN POD B AND C
AMENITY AREA	MINIMUM OF 10% TOTAL SITE AREA	POD B AND C WILL PROVIDE 10% OF SITE AREA AS AMENITY AREA.
TREE CONSERVATION	MINIMUM OF 10% OF TOTAL SITE AREA - APPLIED TO THE REMAINDER OF THE ENTIRE SITE PROPERTY AS A WHOLE RATHER THAN ON A POD-BY-POD BASIS	ADDITIONAL LAND OBTAINED BY NCDOT WILL PROVIDE THE TCA REQUIREMENTS.
PARKING	A MINIMUM OF ONE PARKING SPACE IS REQUIRED PER DWELLING UNIT. NO VEHICLE PARKING REQUIRED FOR FIRST 16 DWELLING UNITS. ONE PARKING SPACE PER 500 SF FOR ALL NONRESIDENTIAL GSF, OR THE MINIMUM NUMBER OF PARKING SPACES SET FORTH IN UDO SECTION 7.1.2.C, WHICHEVER IS LESS. NO VEHICLE PARKING IS REQUIRED FOR THE FIRST 10,000 GSF. REQUIREMENTS NO VEHICLE PARKING IS REQUIRED FOR THE FOLLOWING USES AND USE CATEGORIES UP TO 30,000 SQUARE FEET OF GROSS FLOOR AREA PROVIDED WHEN AT LEAST 25% OF THE GROUND FLOOR OF THE BUILDING IS DEVOTED TO SUCH USES: INDOOR RECREATION; PERSONAL SERVICE; RESTAURANT; RETAIL SALES; AND BANKS. NO COMBINATION OF THE ABOVE SHALL EXCEED 30,000 EXEMPTED SQUARE FEET OF GROSS FLOOR AREA. NO PARKING IS REQUIRED FOR AN INDOOR MOVIE THEATER. PARKING FOR OVERNIGHT LODGING REQUIRES ONLY ONE-HALF OF THE AMOUNT SPECIFIED IN UDO SEC. 7.1.2	POD B AND C WILL COMPLY WITH THE PARKING SET FORTH IN THE PD. COMPLIANCE IS SHOWN ON C2.0.
STREET TYPES AND SIDEWALK WIDTHS	S. SAUNDERS STREET: MAIN STREET WITH PARALLEL PARKING (NO UDO MODIFICATION) INTERIOR STREET SECTIONS A AND B: AS DESCRIBED PER THE PD (UDO MODIFICATION)	POD B AND C COMPLY WITH ALL STREET SECTIONS.
BLOCK PERIMETER	BLOCK PERIMETER STANDARDS SHALL BE SATISFIED FOR THE DEVELOPMENT BASED UPON THE EXISTING AND PROPOSED PUBLIC STREET NETWORK.	THE PROPOSED SAUNDERS-DAWSON PUBLIC ROAD SATISFIES THE BLOCK PERIMETER REQUIREMENT FOR THE DEVELOPMENT.
BICYCLE REPAIR STATION	AT LEAST ONE BICYCLE REPAIR STATION SHALL BE LOCATED WITHIN EACH OF THE PODS.	POD B AND C WILL PROVIDE A BICYCLE REPAIR STATION WITHIN THE BUILDING TO MEET THIS REQUIREMENT.
DUMPSTERS	DUMPSTERS WILL BE LOCATED WITHIN THE BUILDINGS.	PHASE 2 COMPLIES.

	ALLOWABLE INTENSITY	EXISTING INTENSITY	PROPOSED INTENSITY	TOTAL INTENSITY (EXISTING AND PROPOSED)
POD A	OFFICE/INDUSTRIAL - 700,000 SF RETAIL - 167,000 SF LOGGING UNITS - 150 UNITS RESIDENTIAL DWELLING UNITS - 510	RETAIL - 12,482 SF RESIDENTIAL DWELLING UNITS - 290	RESIDENTIAL DWELLING UNITS - 6	RETAIL - 12,482 SF RESIDENTIAL DWELLING UNITS - 296
POD B	OFFICE/INDUSTRIAL - 700,000 SF RETAIL - 167,000 SF LOGGING UNITS - 240 UNITS RESIDENTIAL DWELLING UNITS - 510	RETAIL - 5,853 SF RESIDENTIAL DWELLING UNITS - 45	RETAIL - 6,174 SF RESIDENTIAL DWELLING UNITS - 195	RETAIL - 12,027 SF RESIDENTIAL DWELLING UNITS - 240
POD C	OFFICE/INDUSTRIAL - 700,000 SF RETAIL - 167,000 SF LOGGING UNITS - 240 UNITS RESIDENTIAL DWELLING UNITS - 510	0 SF	RESIDENTIAL DWELLING UNITS - 172	RESIDENTIAL DWELLING UNITS - 172
POD D	OFFICE/INDUSTRIAL - 700,000 SF RETAIL - 167,000 SF LOGGING UNITS - 240 UNITS RESIDENTIAL DWELLING UNITS - 510	0 SF	0 SF	0 SF
OVERALL MAXIMUM	OFFICE/INDUSTRIAL - 1,042,600 SF RETAIL - 312,500 SF LOGGING UNITS - 382 UNITS RESIDENTIAL DWELLING UNITS - 975 NO MORE THAN 50% OF OFFICE/INDUSTRIAL MAY BE INDUSTRIAL	RETAIL - 18,335 SF RESIDENTIAL DWELLING UNITS - 335	RETAIL - 6,174 SF RESIDENTIAL DWELLING UNITS - 373	RETAIL - 24,509 SF RESIDENTIAL DWELLING UNITS - 708

NOTE:
BUILDING IS NOT A HIGH RISE

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

SURVEY NOTE:

EXISTING INFORMATION TAKEN FROM BOUNDARY/TOPOGRAPHIC SURVEY PROVIDED BY KCI ASSOCIATES OF NC, 4505 FALLS OF NEUSE RD., FLOOR 4, RALEIGH, NC 27609. PHONE: 919-783-9266 AND DATED DECEMBER 1, 2020.

PROJECT OWNER AND CONSULTANT

OWNER: CS SMITH LLC
2321 BLUE RIDGE RD, SUITE 202
RALEIGH, NC 27607
PHONE: (919) 443-0262
ATTN.: COREY MASON
corey@mergcap.com

SITE DEVELOPER: KANE REALTY CORPORATION
4321 LASSITER AT NORTH HILLS AVE #250
RALEIGH, NC 27609
PHONE: (919) 719-5416
ATTN.: DREW YATES
dyates@kanerealtycorp.com

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST., SUITE 600
RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2197
ATTN.: TIM CARTER, P.E.
tim.carter@kimley-horn.com

LANDSCAPE ARCHITECT: KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST., SUITE 600
RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 678-4170
ATTN.: MATT GROSS, PLA
matt.gross@kimley-horn.com

SURVEYOR: KCI ASSOCIATES OF NC
4505 FALLS OF NEUSE ROAD, FLOOR 4
RALEIGH, NC 27609
PHONE: (919) 783-9214
ATTN.: ROB BAUMGARTNER, PLS
rob.baumgartner@kci.com

Administrative Site Review Application

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 10.2.8, as amended by text change case [TC-14-18](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan Tier Three Site Plan

Building Type	Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic

Subdivision case #: _____
Scoping/sketch plan case #: _____
Certificate of Appropriateness #: _____
Board of Adjustment #: _____
Zoning Case #: _____
Administrative Alternate #: _____

Development name: Park City South - Phase 2A
Inside City limits? Yes No

Property address(es): 1025 S Saunders Street, Raleigh, NC

Site P.I.N.(s): 1703442562, 1703443476, 1703443412, 1703444451, 1703442235, 1703442069, 1703444149, 1703443285, 1703443208, 1703442339, 1703442375, 1703443344, 1703444551, 1703442683, 1703445451

Please describe the scope of work. Include any additions, expansions, and change of use.
Project includes the demolition of existing buildings, parking areas, and associated infrastructure and the construction of a public road and a proposed multi-family residential building with a parking deck and associated infrastructure.

Current Property Owner/Developer Contact Name: Drew Yates (Kane Realty)
NOTE: please attach purchase agreement when submitting this form.

Company: CS Smith LLC and Paris Family Partnership LLC | Title: _____
Address: 2321 Blue Ridge Rd, Suite 202, Raleigh, NC 27607
Phone #: 919-719-5416 | Email: dyates@kanerealtycorp.com

Applicant Name: Tim Carter, PE
Company: Kimley-Horn and Associates, LLC | Address: 421 Fayetteville St, Suite 600, Raleigh, NC 27601
Phone #: 919-677-2197 | Email: tim.carter@kimley-horn.com

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): PD	Existing gross floor area (not to be demolished): 0
Gross site acreage: 3.23	Existing gross floor area to be demolished: 1,858 SF
# of parking spaces required: 357	New gross floor area: 456,082 SF
# of parking spaces proposed: 357	Total of gross (to remain and new): 456,082 SF
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Retail, Vehicle Service, Vacant	Proposed # of stories for each: 9
Proposed use (UDO 6.1.4): Multi-Family Residential, Restaurant/Hotel, Parking	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.33 Square Feet: 14,375 Proposed Impervious Surface: Acres: 2.32 Square Feet: 101,277

Is this a flood hazard area? Yes No
If yes, please provide:
Alluvial soils: _____
Flood study: _____
FEMA Map Panel #: 1703

Neuse River Buffer Yes No Wetlands Yes No

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 373 Total # of hotel units: 0
of bedroom units: 1br 294 2br 72 3br 7 4br or more 0
of lots: 1 Is your project a cottage court? Yes No

SIGNATURE BLOCK

I, the undersigned, in filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development/use. I/we acknowledge that this application is subject to the filing calendar and submission policy, which states applications will expire after 180 days of inactivity.

Signature: _____ Date: 2/25/22
Printed Name: Corey Mason, Manager, CS Smith and Paris Family Partnership

SHEET LIST TABLE

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	TRAFFIC IMPACT ANALYSIS
C0.2	SWS LETTER
C0.3	NCDOT LETTER
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	PRELIMINARY SITE PLAN
C2.1	SIGHT DISTANCE PROFILE
C2.2	SIGHT DISTANCE PROFILE
C2.3	PAVING PLAN
C2.4	PLAT EXHIBIT
C2.5	BUILD TO EXHIBIT
C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C4.0	PRELIMINARY UTILITY PLAN
C10.0	SAND FILTER DETAILS
TC1.0	TREE CONSERVATION PLAN
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
SP2.00-2.01	ARCHITECTURAL ELEVATIONS
SP3.01-3.06	ARCHITECTURAL FLOOR PLAN
SP3.07	ARCHITECTURAL ROOF PLAN AND SCREENING DIAGRAM

CITY COMMENTS	DATE
	06/14/24
	12/12/23
	09/15/23
	07/28/23
	10/07/22
	06/24/22



Kimley-Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM
#0102



PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT
011440033
DATE
03/02/2022
SCALE AS SHOWN
DESIGNED BY ZDS
DRAWN BY ZDS
CHECKED BY TRC

COVER SHEET

FEBRUARY 28, 2022 JOB NUMBER: 011440033

PARK CITY SOUTH
PHASE 2A
PREPARED FOR
KANE REALTY
CITY OF RALEIGH

PREPARED IN THE OFFICE OF: NC CERTIFICATE OF AUTHORIZATION: F-0102

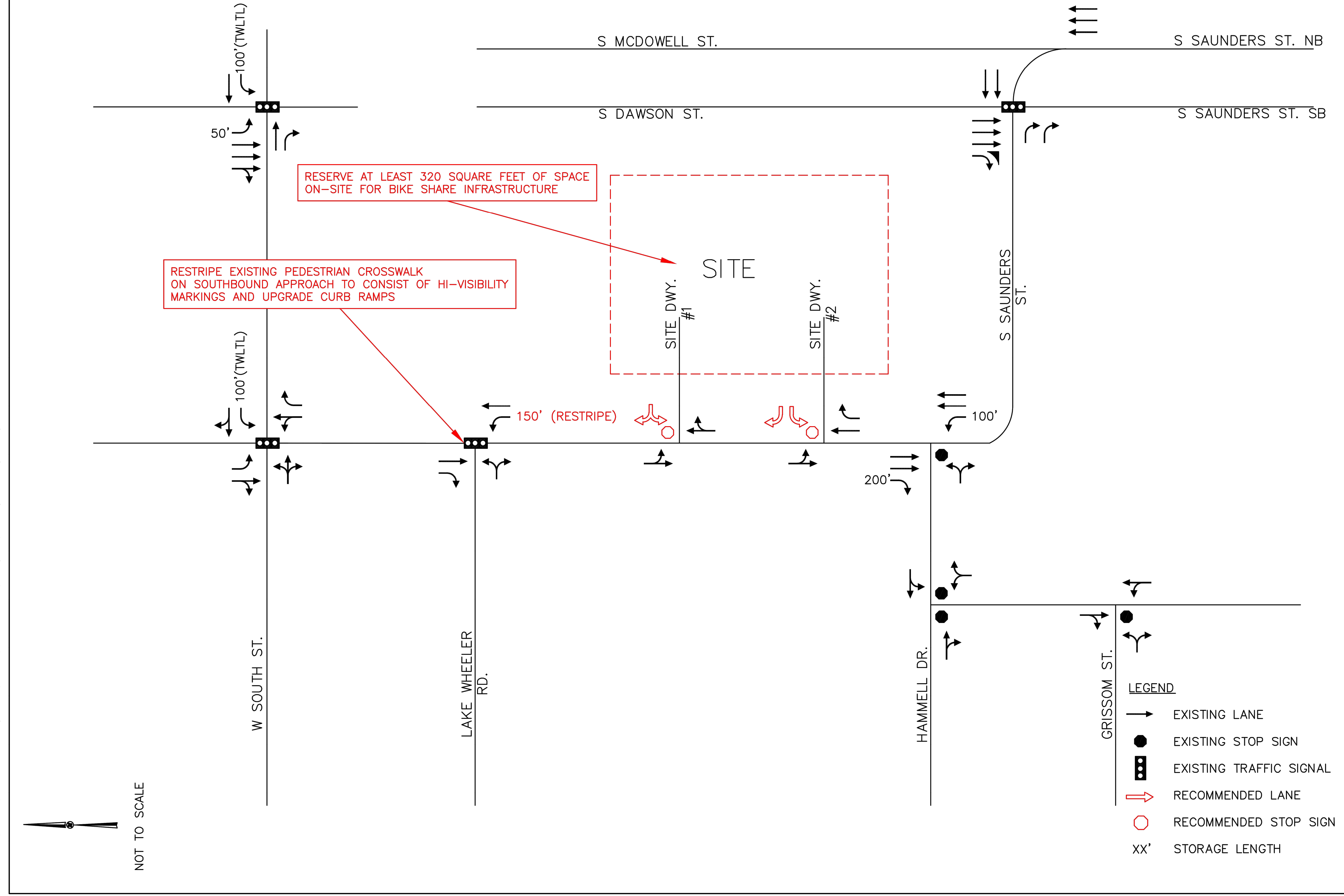


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421 FAYETTEVILLE STREET - SUITE 600 - RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000

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Plotted By: Alexander, Jamal - Sheet: S04-PARK CITY SOUTH PHASE 2A - Layout: CO.1 TRAFFIC IMPACT ANALYSIS - June 20, 2024 11:03:07am K:\RAL\DEV\011440033_park_city_south_phase_2\Planning_phase\15_cod_files\plansheets\CO.1 TRAFFIC IMPACT ANALYSIS.dwg
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K:\RAL\TPTO\Traffic\011440027 Park City South\15 - Report-Submittals\TIA Figures\Park City South Figures.dwg



NOT TO SCALE



PARK CITY SOUTH
 RALEIGH, NC
 TRAFFIC IMPACT ANALYSIS

RECOMMENDED ROADWAY LANEGAGE
 - PHASE ONE

FIGURE
 ES-1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

PARK CITY SOUTH
 PHASE 2A
 PREPARED FOR
 KANE REALTY
 CITY OF RALEIGH NC

TRAFFIC IMPACT
 ANALYSIS

PRELIMINARY
 NOT FOR CONSTRUCTION

Merge Capital

Kimley-Horn
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 421 FAYETTEVILLE STREET, SUITE 600
 RALEIGH, NC 27601
 PHONE: 919-677-3000
 WWW.KIMLEY-HORN.COM
 #0102

KANE
 REALTY CORPORATION

No.	REVISIONS	DATE	BY
6	CITY COMMENTS	06/14/24	CLN
5	CITY COMMENTS	12/12/23	JAA
4	CITY COMMENTS	09/15/23	AMS
3	CITY COMMENTS	07/28/23	AMS
2	CITY COMMENTS	10/07/22	AMS
1	CITY COMMENTS	06/24/22	ZDS

SHEET NUMBER
 C0.1

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DocuSign Envelope ID: E9BE9BCC-7EED-4F25-8956-EB763F18D7B2



October 21, 2022

KL PCS Phase II Holdings, LLC
4321 Lassiter at North Hills Avenue
Raleigh, NC 27609

RE: "Will Serve" Letter for Solid Waste and Recycling for Park City South Phase II

In response to your request, this letter will serve as confirmation that GFL Environmental is able to service the waste and recycling at the proposed Park City South Phase II project, located at 1025 S Saunders Street in Raleigh, North Carolina.

We have reviewed the preliminary plans and have no safety or collection concerns at this point. If the project design changes, this letter is void and a new letter must be issued. Additionally, this letter is non-transferable.

Should you have any questions or need more information, please contact me at jpernell@gflenv.com.

Sincerely,

DocuSigned by:
Jenny Pernelle
62A8DB35F57E4BF...
Jenny Pernelle
National Accounts Executive
GFL Environmental

3301 Benson Drive, Suite 601, Raleigh, NC 27609
Tel: 919-325-3000 | gflenv.com

6	CITY COMMENTS	06/14/24	CLN
5	CITY COMMENTS	12/12/23	JAA
4	CITY COMMENTS	09/15/23	AMS
3	CITY COMMENTS	07/28/23	AMS
2	CITY COMMENTS	10/07/22	AMS
1	CITY COMMENTS	06/24/22	ZDS
No.	REVISIONS		DATE



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[Merge Capital](#)

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KHA PROJECT	011-44033
DATE	03/02/2022
SCALE	AS SHOWN
DESIGNED BY	ZDS
DRAWN BY	ZDS
CHECKED BY	TRC

SWS LETTER

**PARK CITY SOUTH
PHASE 2A**
PREPARED FOR
KANE REALTY
CITY OF RALEIGH NC

SHEET NUMBER
CO.2

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STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

November 18, 2022

Adam Fullerton
Kimley-Horn
421 Fayetteville Street, Suite 600
Raleigh, North Carolina 27601

Subject: Planting Permit for Park City South

To whom it may concern:

Please be advised that the planting plans have been declined for Park City South located on S. Dawson Street in Wake County, North Carolina.

If you have further questions, please let us know.

Sincerely,

Corey L. Sudderth
Roadside Environmental Engineer

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
2612 NORTH STREET
DURHAM, NC 27704

Telephone: (919) 317-4700
Website: www.ncdot.gov

Location
2612 NORTH DUKE ST
DURHAM, NC 27704

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No.	REVISIONS		DATE



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NCDOT LETTER

PARK CITY SOUTH
PHASE 2A
PREPARED FOR
KANE REALTY
CITY OF RALEIGH NC

SHEET NUMBER
CO.3

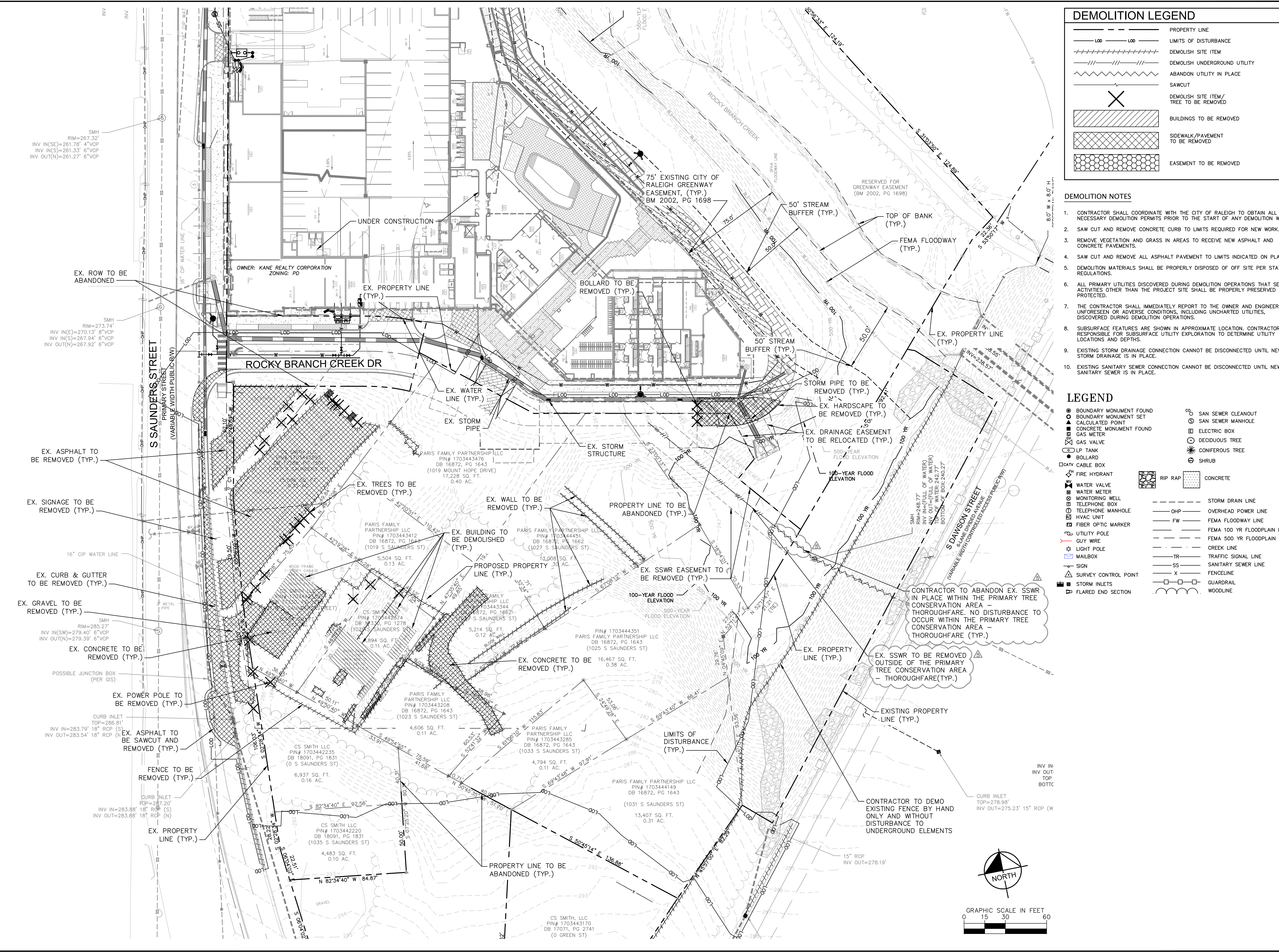
Plotted By: Alexander, Jamal Sheet: S01-PARK CITY SOUTH Phase 2A - EXISTING CONDITIONS AND DEMOLITION PLAN - June 20, 2024, 11:03:51am K:\RAL\DEVA\01440033-park-city-south-phase-2a-planning-phase-1-15-coor-files\plansheets\C1.0-EXISTING-CONDITIONS-AND-DEMOLITION-PLAN.dwg
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DEMOLITION LEGEND	
---	PROPERTY LINE
---	LIMITS OF DISTURBANCE
	DEMOLISH SITE ITEM
	DEMOLISH UNDERGROUND UTILITY
~~~~~	ABANDON UTILITY IN PLACE
~~~~~	SAWCUT
X	DEMOLISH SITE ITEM / TREE TO BE REMOVED
[Hatched Box]	BUILDINGS TO BE REMOVED
[Cross-hatched Box]	SIDEWALK/PAVEMENT TO BE REMOVED
[Circular Pattern Box]	EASEMENT TO BE REMOVED

- DEMOLITION NOTES**
- CONTRACTOR SHALL COORDINATE WITH THE CITY OF RALEIGH TO OBTAIN ALL NECESSARY DEMOLITION PERMITS PRIOR TO THE START OF ANY DEMOLITION WORK.
 - SAW CUT AND REMOVE CONCRETE CURB TO LIMITS REQUIRED FOR NEW WORK.
 - REMOVE VEGETATION AND GRASS IN AREAS TO RECEIVE NEW ASPHALT AND CONCRETE PAVEMENTS.
 - SAW CUT AND REMOVE ALL ASPHALT PAVEMENT TO LIMITS INDICATED ON PLAN.
 - DEMOLITION MATERIALS SHALL BE PROPERLY DISPOSED OF OFF SITE PER STATE REGULATIONS.
 - ALL PRIMARY UTILITIES DISCOVERED DURING DEMOLITION OPERATIONS THAT SERVE ACTIVITIES OTHER THAN THE PROJECT SITE SHALL BE PROPERLY PRESERVED AND PROTECTED.
 - THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER AND ENGINEER ANY UNFORESEEN OR ADVERSE CONDITIONS, INCLUDING UNCHARTED UTILITIES, DISCOVERED DURING DEMOLITION OPERATIONS.
 - SUBSURFACE FEATURES ARE SHOWN IN APPROXIMATE LOCATION. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UTILITY LOCATIONS AND DEPTHS.
 - EXISTING STORM DRAINAGE CONNECTION CANNOT BE DISCONNECTED UNTIL NEW STORM DRAINAGE IS IN PLACE.
 - 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
○	LP TANK		
●	BOLLARD		
□	CABLE BOX		
⊕	FIRE HYDRANT	[Pattern]	RIP RAP
⊕	WATER VALVE	[Pattern]	CONCRETE
⊕	WATER METER	---	STORM DRAIN LINE
⊕	MONITORING WELL	---	OHP OVERHEAD POWER LINE
⊕	TELEPHONE BOX	---	FEMA FLOODWAY LINE
⊕	TELEPHONE MANHOLE	---	FEMA 100 YR FLOODPLAIN LINE
⊕	HVAC UNIT	---	FEMA 500 YR FLOODPLAIN LINE
⊕	FIBER OPTIC MARKER	---	CREEK LINE
⊕	UTILITY POLE	---	TR TRAFFIC SIGNAL LINE
⊕	GUY WIRE	---	SS SANITARY SEWER LINE
⊕	LIGHT POLE	---	X FENCELINE
⊕	MAILBOX	---	GUARDRAIL
⊕	SIGN	---	WOOLINE
⊕	SURVEY CONTROL POINT		
⊕	STORM INLETS		
⊕	FLARED END SECTION		



CLN	DATE	BY
6	06/14/24	CLN
5	12/12/23	JAA
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3	07/28/23	AMS
2	10/07/22	AMS
1	06/24/22	ZDS
No.		



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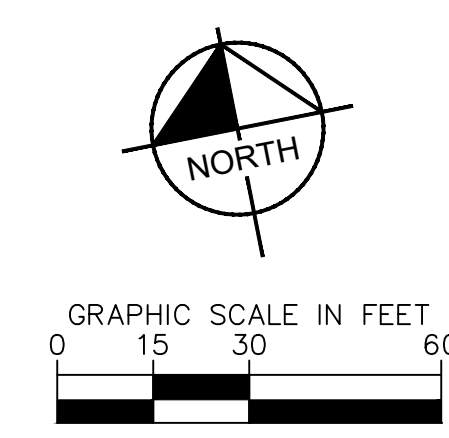
PRELIMINARY
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DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
03/02/2022	AS SHOWN	ZDS	ZDS	TRC

EXISTING CONDITIONS AND DEMOLITION PLAN

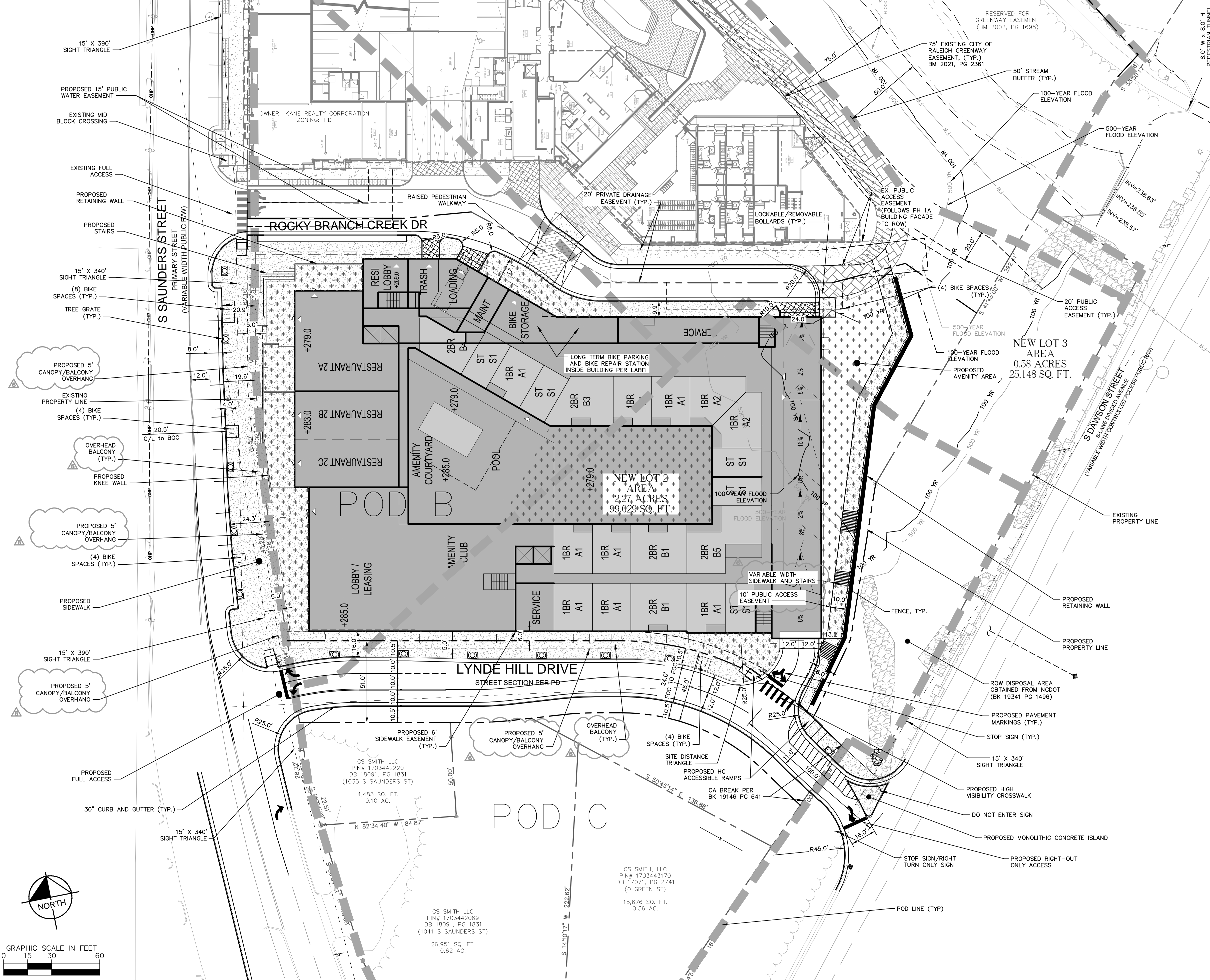
PARK CITY SOUTH PHASE 2A
 PREPARED FOR
KANE REALTY
 CITY OF RALEIGH

SHEET NUMBER
C1.0



Plotted By: Alexander, Jamal. Sheet: S01-PARK CITY SOUTH PHASE 2A. Layout: C2.0 PRELIMINARY SITE PLAN. June 20, 2024. 12:09:02pm. K:\REAL\DEV\1440333_park_city_south_phase_2a_planning_phase\p2a_c2.0_preliminary_site_plan.dwg. This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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 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.



SITE LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	STANDARD CURB AND GUTTER
	PARKING SPACE COUNT
	SIGN (SEE PLAN)
	LIGHT POLE
	WHEEL STOP
	ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	DIRECTIONAL PAVEMENT ARROWS
	ACCESSIBLE RAMP
	DEPRESSED CURB RAMP
	LIGHT DUTY ASPHALT
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	AMENITY SPACE

SITE DATA	
PROPERTY INFORMATION	
EXISTING ZONING:	PD
EXISTING USE:	AUTOMOTIVE, RETAIL, VACANT
GROSS SITE AREA:	3.23 AC (140,754 SF)
RIGHT-OF-WAY DEDICATION:	0.38 AC (16,577 SF)
NET SITE AREA:	2.85 AC (124,177 SF)
BUILDING SETBACKS:	
PRIMARY STREET =	0'
SIDE STREET =	0'
SIDE LOT LINE =	0'
REAR LOT LINE =	0'
PARKING SETBACKS:	
PRIMARY STREET =	0'
SIDE STREET =	0'
SIDE LOT LINE =	0'
REAR LOT LINE =	0'
PROJECT DATA	
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL, RESTAURANT/RETAIL, PARKING
PIN#	1703442592, 1703443476, 1703443412, 1703444451, 1703442235, 1703442069, 1703444449, 1703443385, 1703443208, 1703442339, 1703442374, 1703443344, 1703444351, 1703442683, 1703444541
PROPOSED # OF BUILDINGS	1
BUILDING GROSS FLOOR AREA:	456,082 SF
PARKING:	
REQUIRED:	RESTAURANT - 1 PER 500 SF NO PARKING REQUIRED FOR FIRST 10,000 SF 6,174 SF < 10,000 SF = 0 SPACES RESIDENTIAL - 1 SPACE PER DWELLING UNIT NO PARKING REQUIRED FOR FIRST 16 DWELLING UNITS. (373-16)*1 = 357 SPACES
PROVIDED:	235 SPACES IN LOT 2A DECK 122 SPACES IN LOT 1A DECK (PHASE 1A SPACES REQUIRED: 354 PHASE 1A SPACES PROVIDED: 693)
ACCESSIBLE PARKING:	
REQUIRED:	17 SPACES
PROVIDED:	17 SPACES TOTAL (4 VAN ACCESSIBLE)
SHORT TERM BIKE PARKING:	
REQUIRED:	RESTAURANT - 1 SPACE PER 50,000 SF, MINIMUM 4 RESIDENTIAL - 1 SPACE PER 20 UNITS, MINIMUM 4 14(373/20) = 19 SPACES TOTAL REQUIRED = 23 SPACES
PROVIDED:	24 SPACES
LONG TERM BIKE PARKING:	
REQUIRED:	RESTAURANT - 1 SPACE PER 25,000 SF, MINIMUM OF 4 RESIDENTIAL - NONE TOTAL REQUIRED = 4 SPACES
PROVIDED:	4 SPACES
AMENITY AREA:	
SEE LANDSCAPE PLANS FOR DETAILS	REQUIRED: 124,177 SF X 10% = 12,418 SF PROVIDED: 20,553 SF
SITE IMPERVIOUS AREA:	
EXISTING (PRE-DEV.) =	14,375 SF (12.91%)
PROPOSED (POST-DEV.) =	101,277 SF (90.73%)

CITY COMMENTS	DATE	BY
6	06/14/24	CLN
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3	07/28/23	AMS
2	10/07/22	AMS
1	06/24/22	ZDS
No.	REVISIONS	DATE



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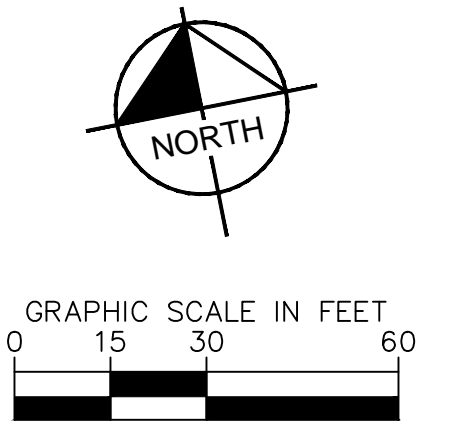
PRELIMINARY
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KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
011-44033	03/02/2022	AS SHOWN	ZDS	ZDS	TRC

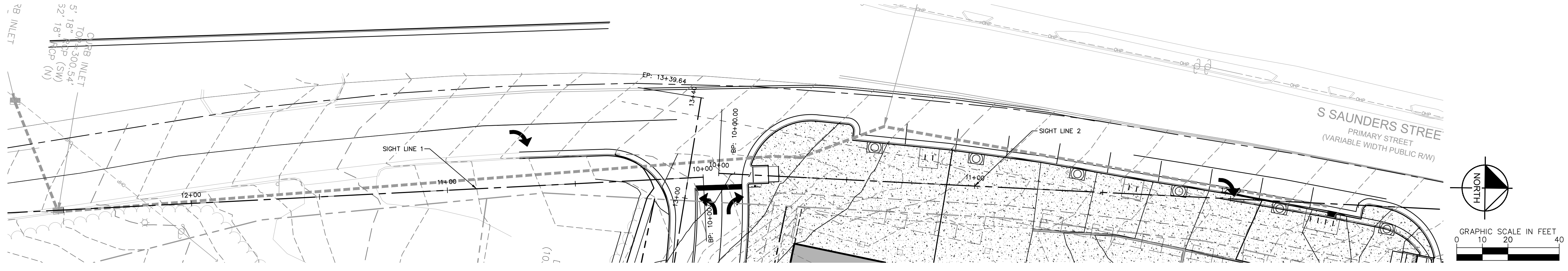
PRELIMINARY SITE PLAN

PARK CITY SOUTH PHASE 2A
PREPARED FOR
KANE REALTY
CITY OF RALEIGH

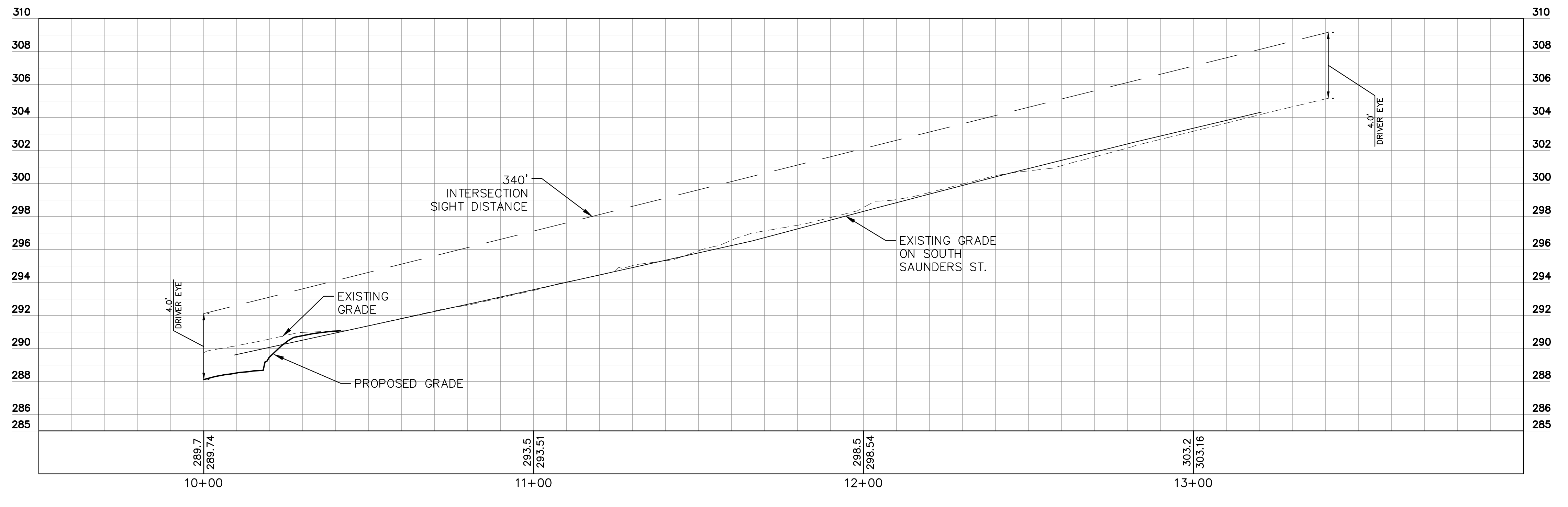
SHEET NUMBER
C2.0



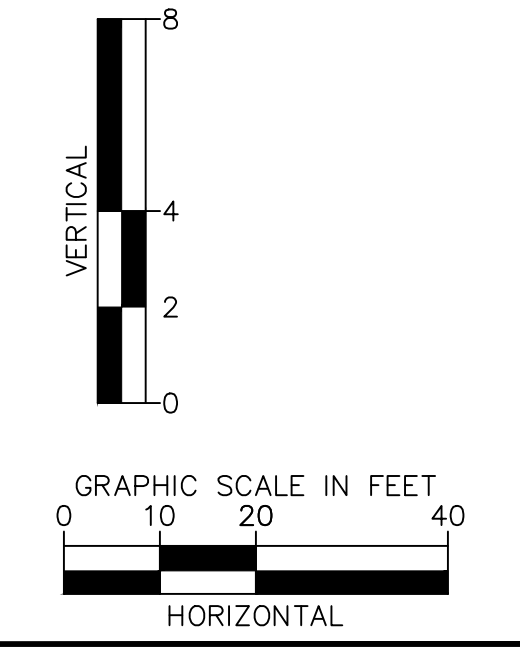
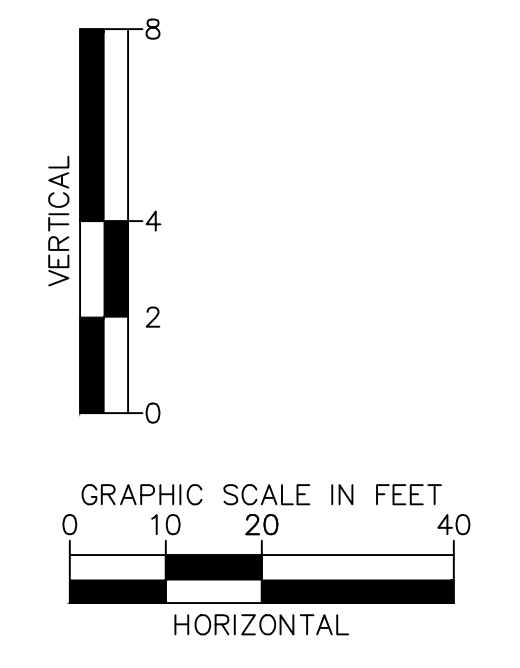
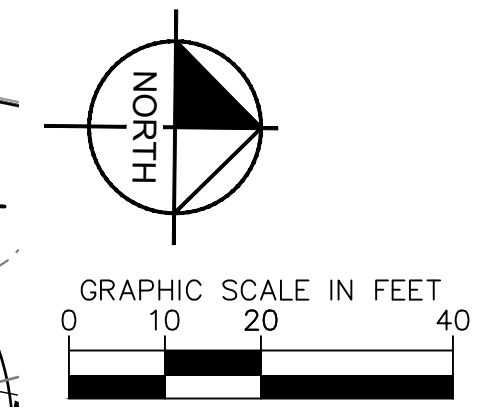
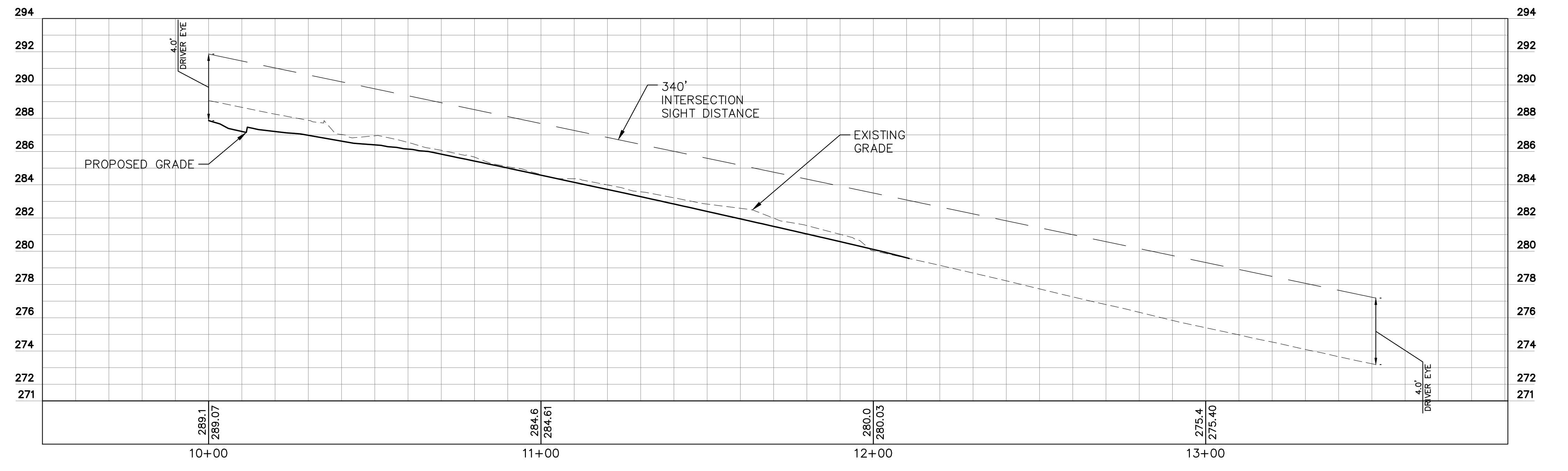
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SIGHT LINE 1



SIGHT LINE 2



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5	CITY COMMENTS	12/12/23	JAA
4	CITY COMMENTS	09/15/23	AMS
3	CITY COMMENTS	07/28/23	AMS
2	CITY COMMENTS	10/07/22	AMS
1	CITY COMMENTS	06/24/22	ZDS



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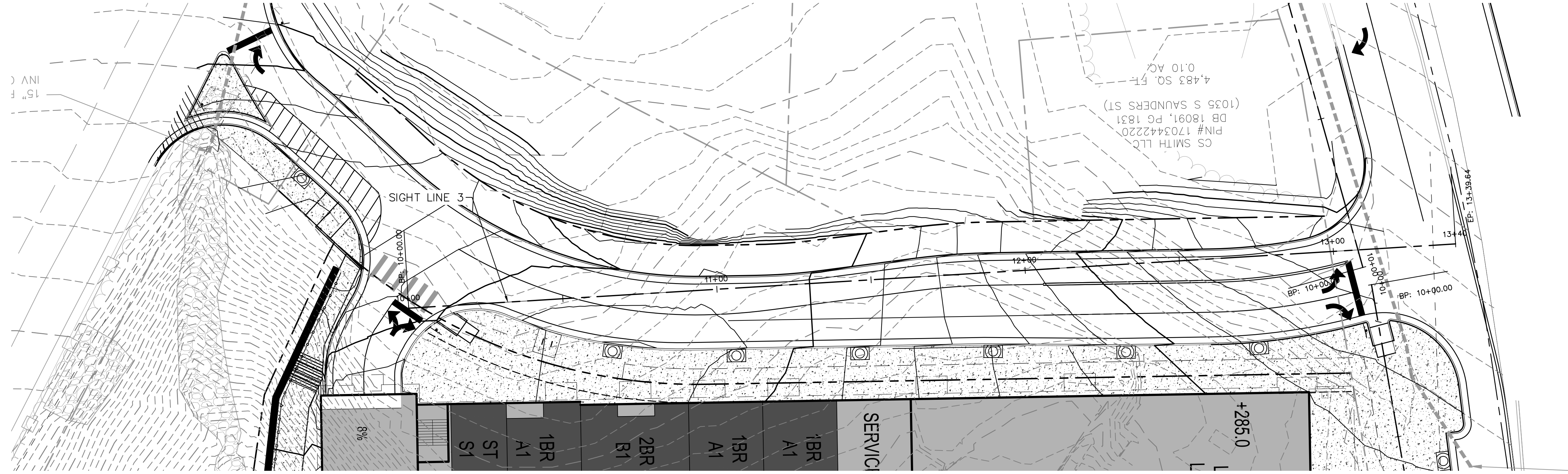
KHA PROJECT	01144033
DATE	03/02/2022
SCALE	AS SHOWN
DESIGNED BY	ZDS
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SIGHT DISTANCE PROFILE

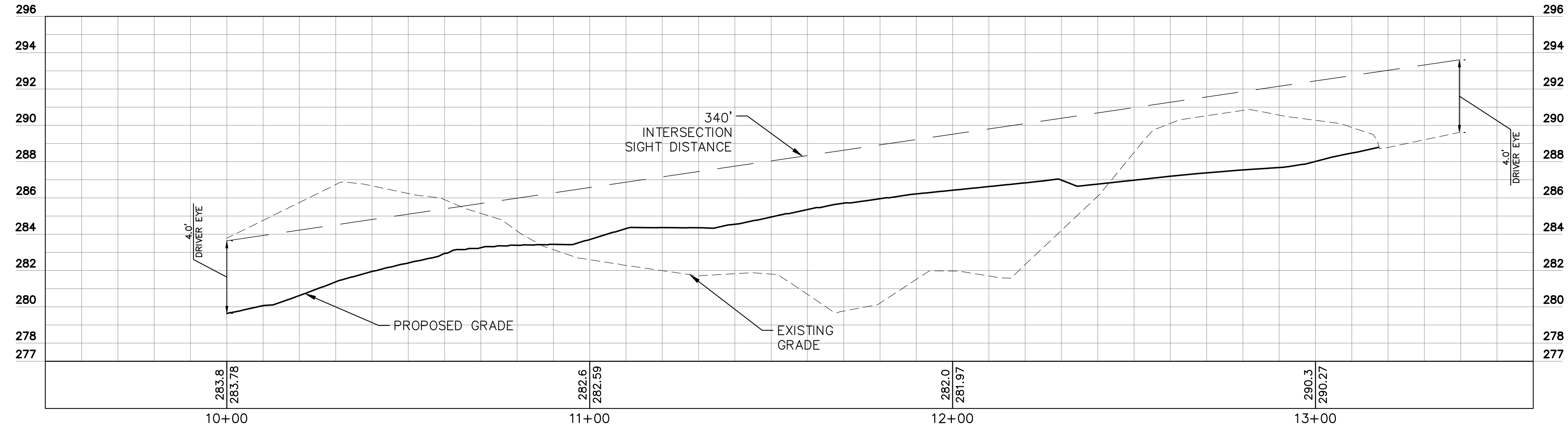
PARK CITY SOUTH PHASE 2A
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SIGHT LINE 3



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5	CITY COMMENTS	12/12/23	JAA
4	CITY COMMENTS	09/15/23	AMS
3	CITY COMMENTS	07/28/23	AMS
2	CITY COMMENTS	10/07/22	AMS
1	CITY COMMENTS	06/24/22	ZDS



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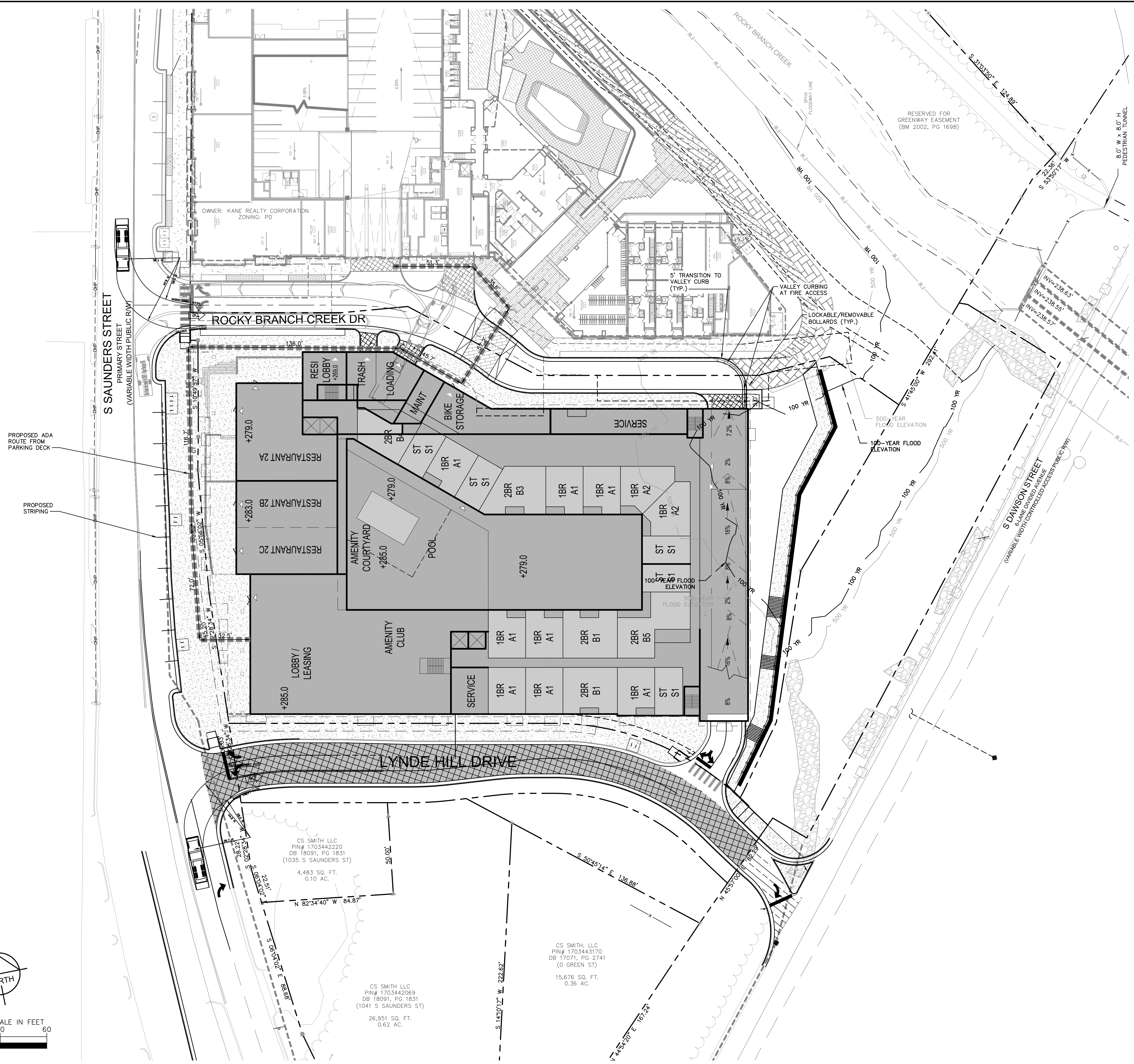
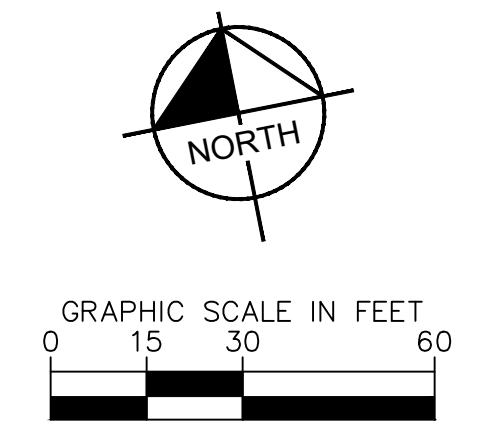
KHA PROJECT	01144033
DATE	03/02/2022
SCALE	AS SHOWN
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SIGHT DISTANCE PROFILE

**PARK CITY SOUTH
 PHASE 2A**
 PREPARED FOR
KANE REALTY
 CITY OF RALEIGH NC

SHEET NUMBER
C2.2

Plotted By: Alexander, Jamal. Sheet: S01-PARK CITY SOUTH Phase 2A. Layout: C2.3 PAVING PLAN. June 20, 2024. 11:04:56am. K:\V\AL\DEVA\01440033_park city south phase 2\paving plan\phase 2a\plan\sheet\C2.3 PAVING PLAN.dwg
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SITE LEGEND

- PROPERTY LINE
- EASEMENT LINE
- FENCE
- STANDARD CURB AND GUTTER
- PARKING SPACE COUNT
- SIGN (SEE PLAN)
- LIGHT POLE
- WHEEL STOP
- ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
- DIRECTIONAL PAVEMENT ARROWS
- ACCESSIBLE RAMP
- DEPRESSED CURB RAMP
- LIGHT DUTY ASPHALT
- STANDARD DUTY CONCRETE
- HEAVY DUTY CONCRETE
- DOT ASPHALT
- PUBLIC ROAD ASPHALT
- TRAFFIC RATED BRICK PAVERS
- HC ACCESSIBLE PATH

NOTE: DISTANCE FROM PHASE 1 PARKING DECK IS 547.0' FROM THE PHASE 2 BUILDING

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PAVING PLAN

**PARK CITY SOUTH
 PHASE 2A**
 PREPARED FOR
KANE REALTY
 CITY OF RALEIGH, NC

SHEET NUMBER
C2.3

Plotted By: Alexander, Jamal Sheet: SOUTHPARK CITY SOUTH Phase 2A Layout: C2.4 PLAT EXHIBIT June 20, 2024 12:10:18pm K:\REAL\DEV\011440033\para_city_south_phase_2\planning_phase\015_cad_files\plansheets\C2.4 PLAT EXHIBIT.dwg
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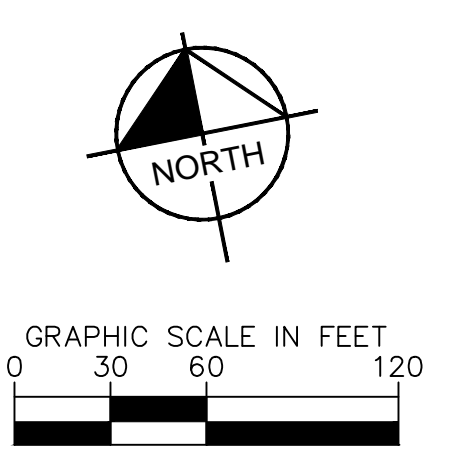
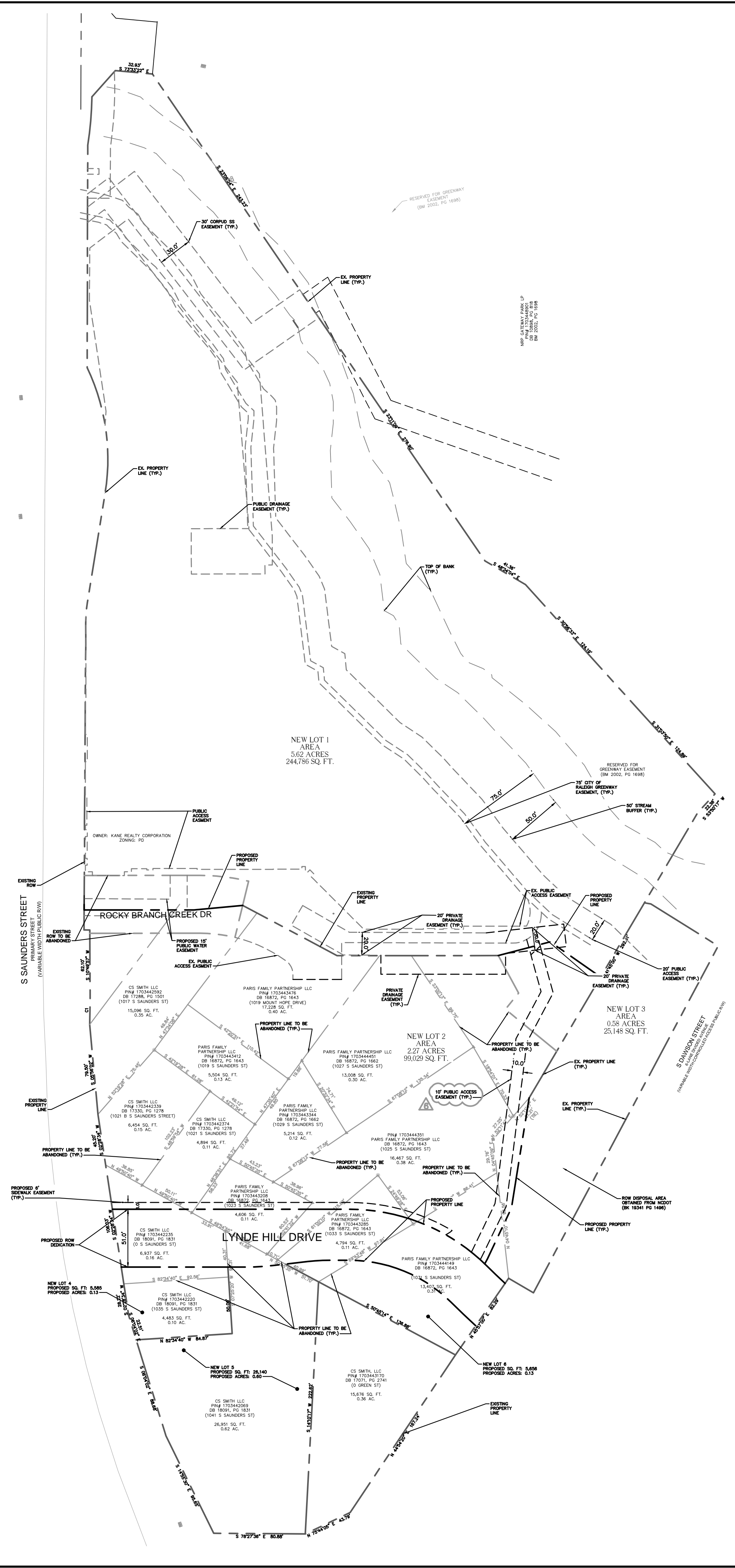
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SITE LEGEND	
	PROPERTY LINE
	EASEMENT LINE

SITE AREA	
GROSS SITE AREA*	3.23 AC (140,754 SF)
ROW DEDICATION AREA	0.38 AC (16,577 SF)
NET SITE AREA*	2.85 AC (124,177 SF)

*GROSS AND NET SITE AREA INCLUDE 2,918 SF (0.05 AC) OF ROW ABANDONMENT AREA

LOT 1 AREA	
INITIAL SITE AREA	5.52 AC (240,609 SF)
ROW ABANDONMENT AREA	0.10 AC (4,177 SF)
TOTAL SITE AREA	5.62 AC (244,786 SF)



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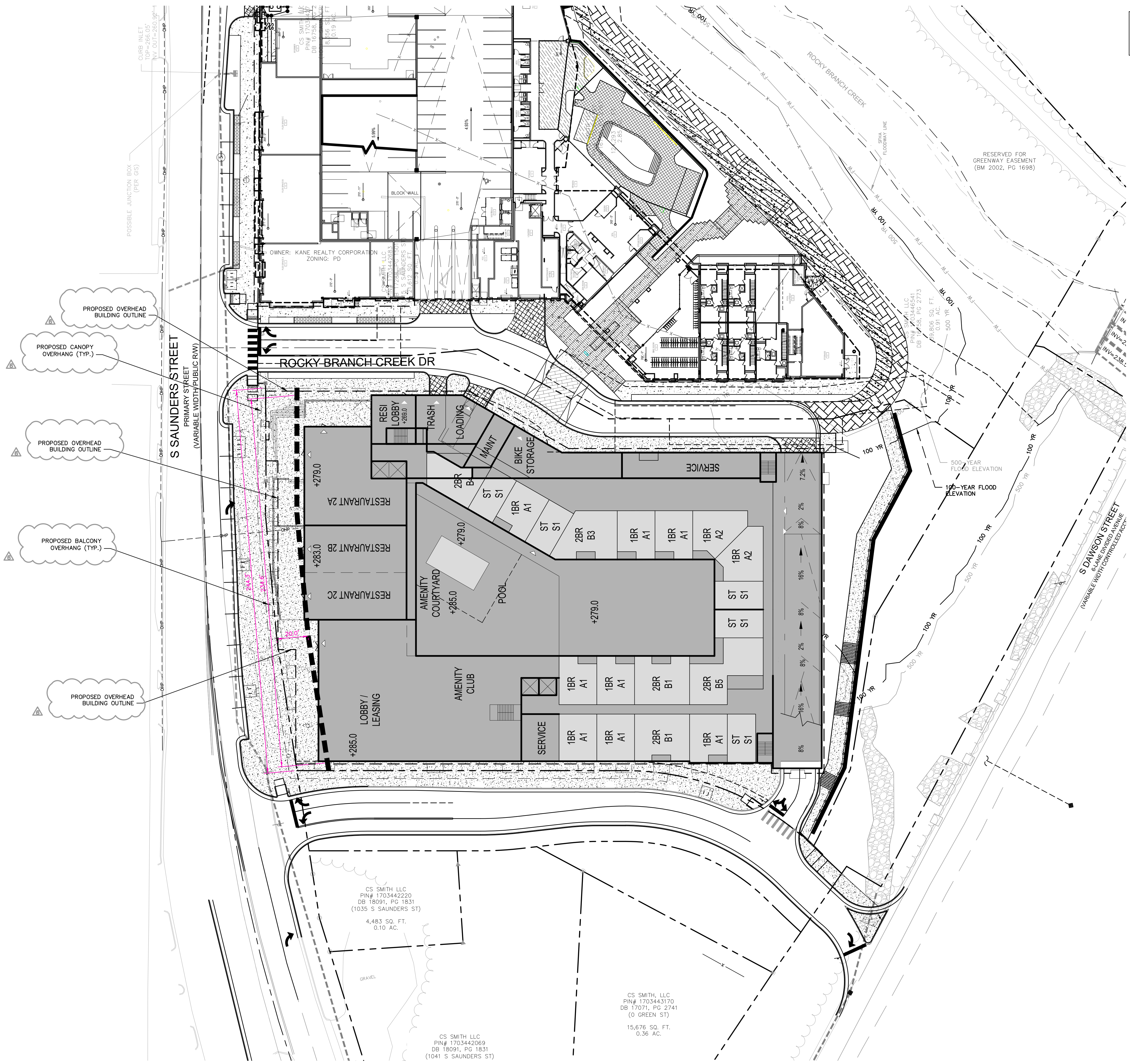
KHA PROJECT	01144033
DATE	03/02/2022
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PLAT EXHIBIT

PARK CITY SOUTH
 PHASE 2A
 PREPARED FOR
 KANE REALTY
 CITY OF RALEIGH NC

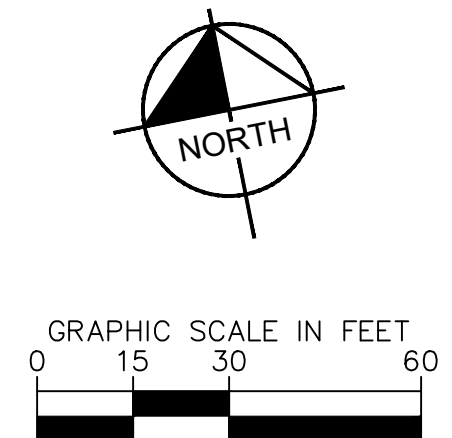
SHEET NUMBER
C2.4

Plotted By: Alexander, Jamal - Sheet: S-PARK CITY SOUTH Phase 2A - Layout: C2.5 BUILD TO EXHIBIT - June 20, 2024 - 11:05:27am - K:\REAL\LEXA\011440033.park-city south phase 2A\Planning phase\p15-cad files\layouts\C2.5 BUILD TO EXHIBIT.dwg
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BUILD TO:
 PRIMARY STREET: 0'-20'
 REQUIRED: 40%
 PROPOSED: 234.6'/244.3' = 96.0%

- PROPOSED OVERHEAD BUILDING OUTLINE
- PROPOSED CANOPY OVERHANG (TYP.)
- PROPOSED OVERHEAD BUILDING OUTLINE
- PROPOSED BALCONY OVERHANG (TYP.)
- PROPOSED OVERHEAD BUILDING OUTLINE



No.	REVISIONS	DATE	BY
6	CITY COMMENTS	06/14/24 CLN	
5	CITY COMMENTS	12/12/23 JAA	
4	CITY COMMENTS	09/15/23 AMS	
3	CITY COMMENTS	07/28/23 AMS	
2	CITY COMMENTS	10/07/22 AMS	
1	CITY COMMENTS	06/24/22 ZDS	



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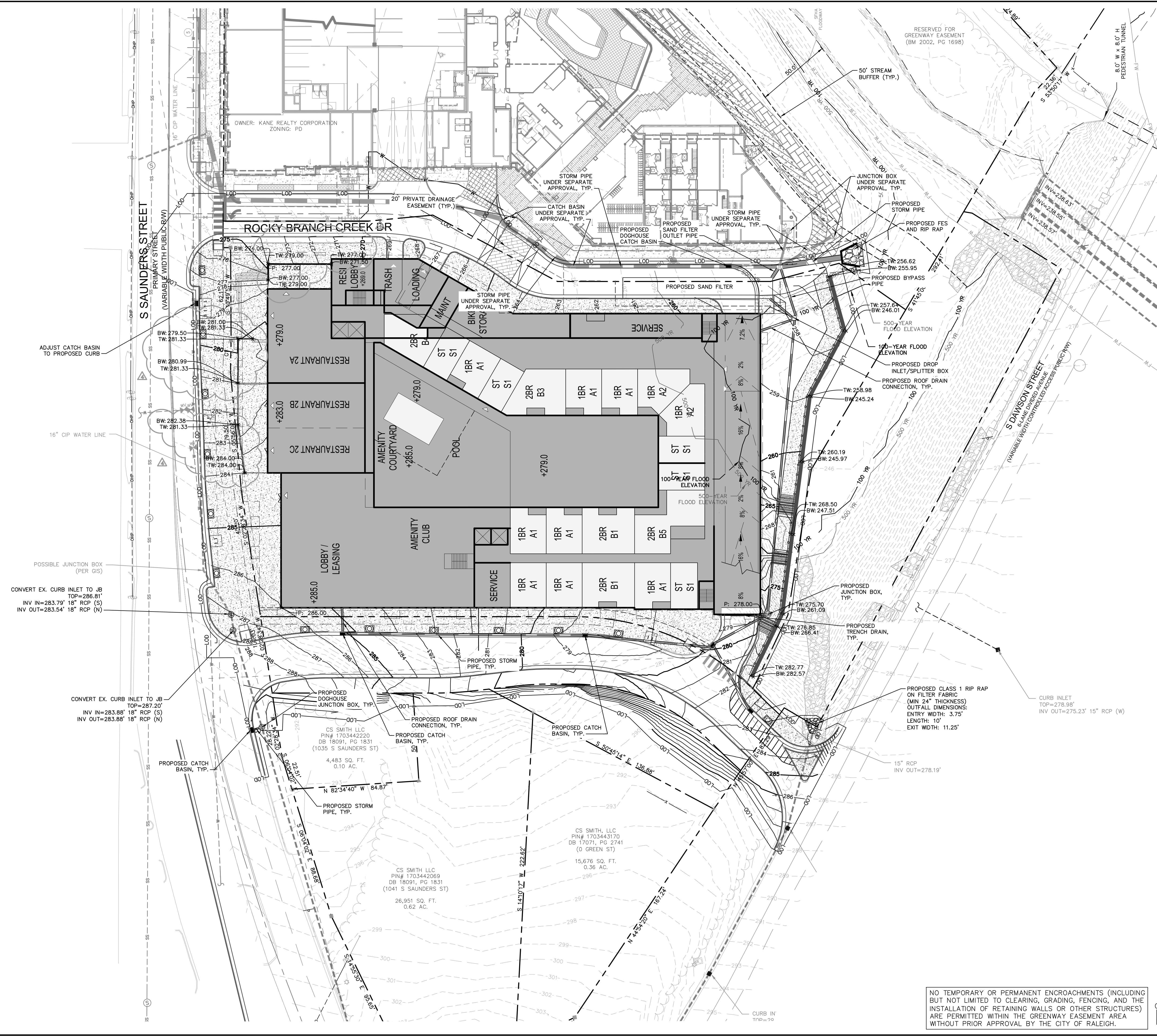
KHA PROJECT	01144033
DATE	03/02/2022
SCALE	AS SHOWN
DESIGNED BY	ZDS
DRAWN BY	ZDS
CHECKED BY	TRC

BUILD TO EXHIBIT

PARK CITY SOUTH
PHASE 2A
 PREPARED FOR
KANE REALTY
 CITY OF RALEIGH, NC

SHEET NUMBER
C2.5

Plotted By: Alexander, Jamal. Sheet: SOUTH-PARK CITY SOUTH Phase 2A. Layout: layout1. June 20, 2024. 11:06:02am. K:\REAL_DEVELOPMENT\1440033-park-city-south-phase-2-preliminary-grading-and-drainage-plan.dwg
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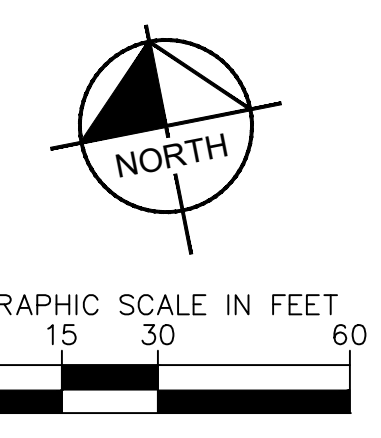
GRADING AND DRAINAGE LEGEND

- TCE PROPERTY LINE
- TEMPORARY CONSTRUCTION EASEMENT
- STORM DRAIN (≥ 12 INCH)
- STORM DRAIN (< 12 INCH)
- RD ROOF DRAIN
- UNDER DRAIN
- CURB AND GUTTER
- SPILL CURB AND GUTTER
- CLEARING LIMITS
- CL EXISTING CONTOUR
- 805 PROPOSED CONTOUR
- 826.00 SPOT ELEVATION
- CATCH BASIN (CB)
- JUNCTION BOX (SDMH)
- TRENCH DRAIN
- CLEANOUT (SDCO)
- DROP INLET (DI)
- AREA DRAIN (AD)
- CONTROL STRUCTURE (CS)
- FLARED END SECTION (FES)
- CONCRETE HEADWALL (HW)
- RIP-RAP APRON
- FLOW ARROW
- TW TOP OF WALL (GRADE ELEV.)
- BW BOTTOM OF WALL (GRADE ELEV.)
- TP TOP OF PAVEMENT (GRADE ELEV.)
- TC TOP OF CURB (GRADE ELEV.)
- TC/TP FLUSH CURB (GRADE ELEV.)
- WT WATER TIGHT JOINTS (WT)
- FL FLOW LINE (GRADE ELEV.)

LIMITS OF DISTURBANCE = 3.24

AVERAGE GRADE CALCULATIONS (PUBLIC STREET A)		
PROPOSED HIGH POINT	PROPOSED LOW POINT	AVERAGE PROPOSED GRADE
286.00	278.00	282.00

AVERAGE GRADE CALCULATIONS (S. SAUNDERS)		
PROPOSED HIGH POINT	PROPOSED LOW POINT	AVERAGE PROPOSED GRADE
286.00	277.00	281.50



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.

NO.	DATE	REVISIONS	BY
6	06/14/24	CIN	
5	12/12/23	JAA	
4	09/15/23	JAA	
3	07/28/23	AMS	
2	10/07/22	AMS	
1	06/24/22	ZDS	



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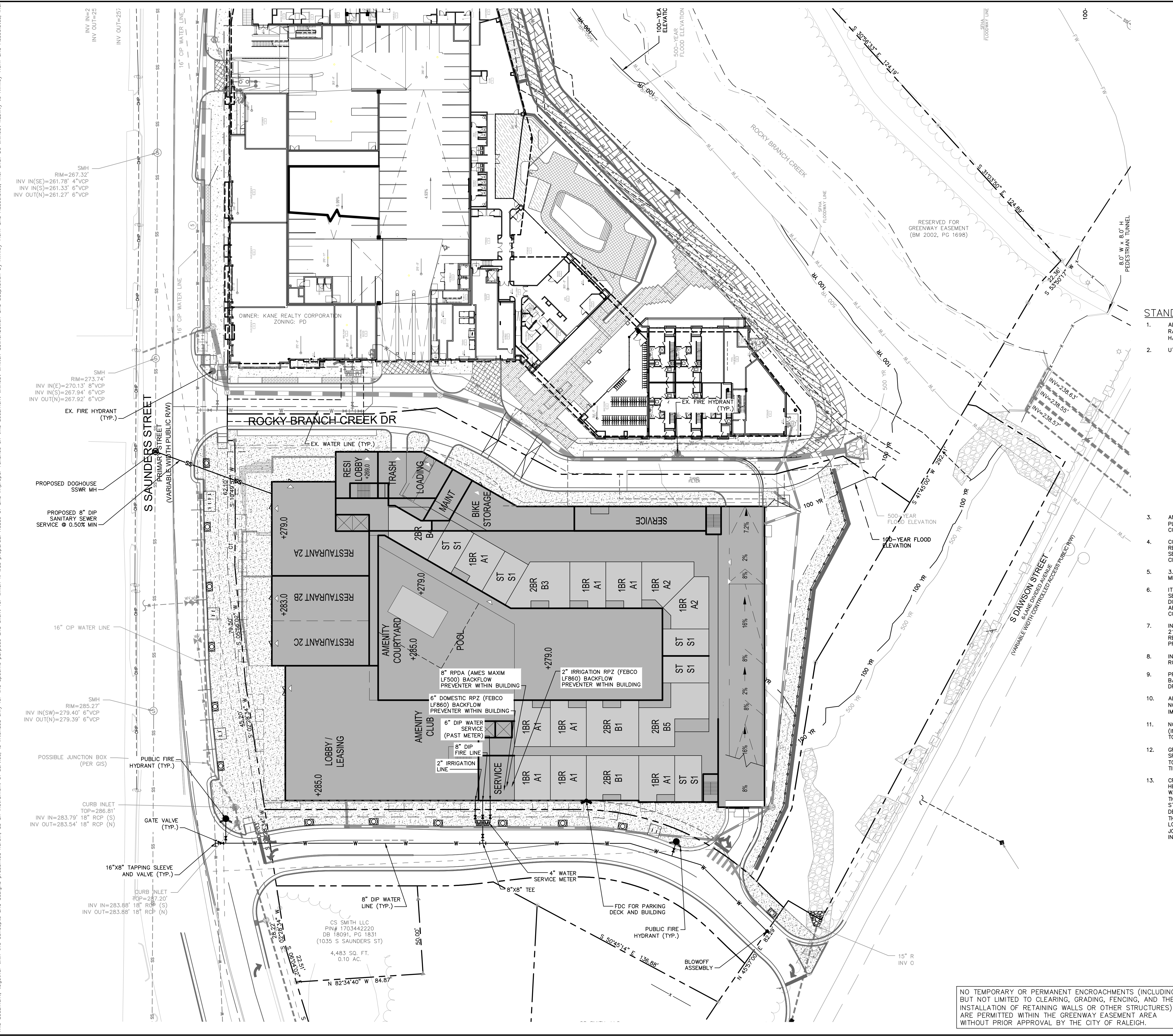
KHA PROJECT 011-440-33	DATE 03/02/2022	SCALE AS SHOWN	DESIGNED BY ZDS	DRAWN BY ZDS	CHECKED BY TRC
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PRELIMINARY GRADING AND DRAINAGE PLAN

PARK CITY SOUTH PHASE 2A
 PREPARED FOR
KANE REALTY
 CITY OF RALEIGH

SHEET NUMBER
C3.0

Plotted By: Alexander, jamaal Sheet: S-PARK CITY SOUTH Phase 2A Layout: 11:06:26am K:\REAL\DEVA\011440033-park-city-south-phase-2-preliminary-utility-plan.dwg
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UTILITY LEGEND	
---	PROPERTY LINE
W	WATER LINE
FW	FIRE LINE
SS	SANITARY SEWER LINE
E	ELECTRIC
FO	FIBER OPTIC
G	GAS
P	POWER
T	TELECOMMUNICATION
C	CABLE
LP	LIGHT POLE
WM	WATER METER
GV	GATE VALVE
CS	POINT OF CONNECTION
BP	BACKFLOW PREVENTOR
PT	PIPE TEE/BENDS
R	REDUCER
FH	FIRE HYDRANT (FH)
FDC	FIRE DEPARTMENT CONNECTION (FDC)
SSCO	SANITARY SEWER CLEANOUT (SSCO)
SSMH	SANITARY SEWER MANHOLE (SSMH)
SSGT	SANITARY SEWER GREASE TRAP

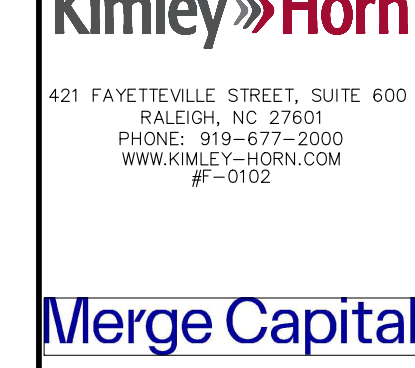
STANDARD UTILITY NOTES (AS APPLICABLE):

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
 A) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED 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 VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 D) 5.0' 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 CORPUD DETAILS W-41 & S-49).
 F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- 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.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- 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 CORPUD HANDBOOK PROCEDURE.
- INSTALL 4" DIP AND 6" 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.
- INSTALL 8" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 50' LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD 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 JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

CITY COMMENTS	DATE	BY
6	06/14/24	CLN
5	12/12/23	JAA
4	09/15/23	AMS
3	07/28/23	AMS
2	10/07/22	AMS
1	06/24/22	ZDS
No.		
	REVISIONS	DATE



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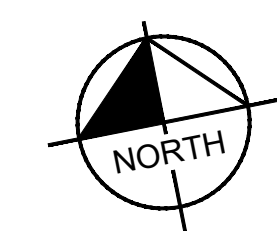
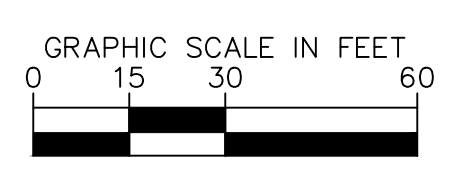
KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	ZDS	DRAWN BY	ZDS	CHECKED BY	TRC
011-440-33	03/02/2022								

PRELIMINARY UTILITY PLAN

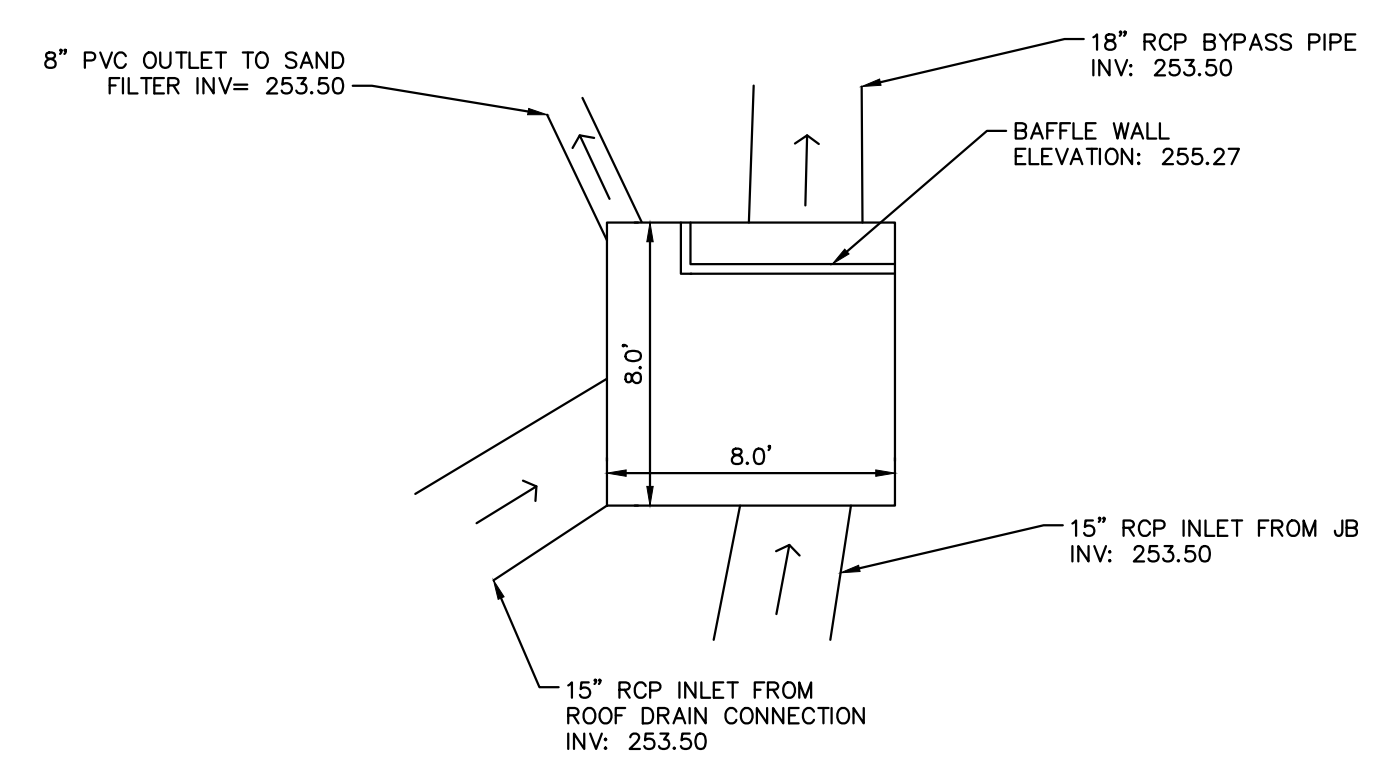
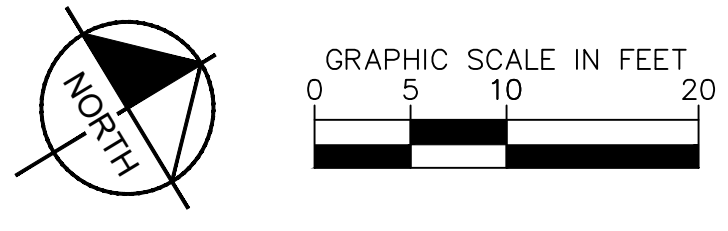
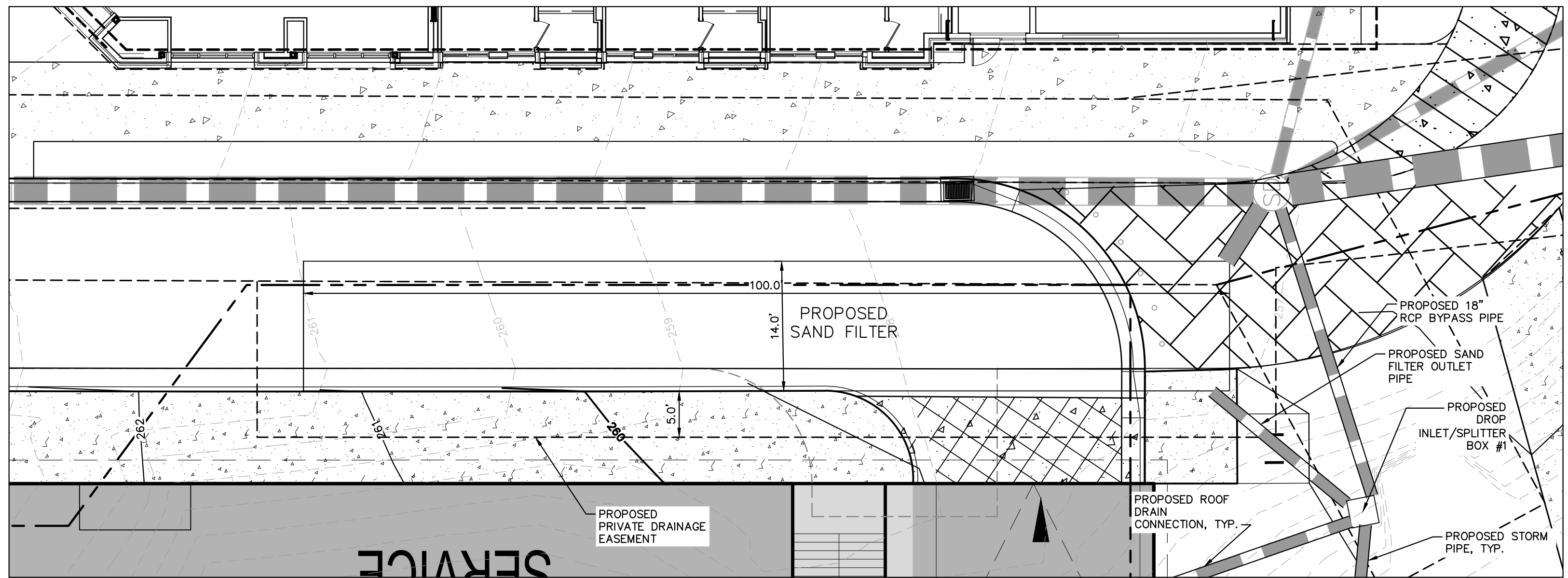
PARK CITY SOUTH PHASE 2A
 PREPARED FOR
KANE REALTY
 CITY OF RALEIGH

SHEET NUMBER
C4.0

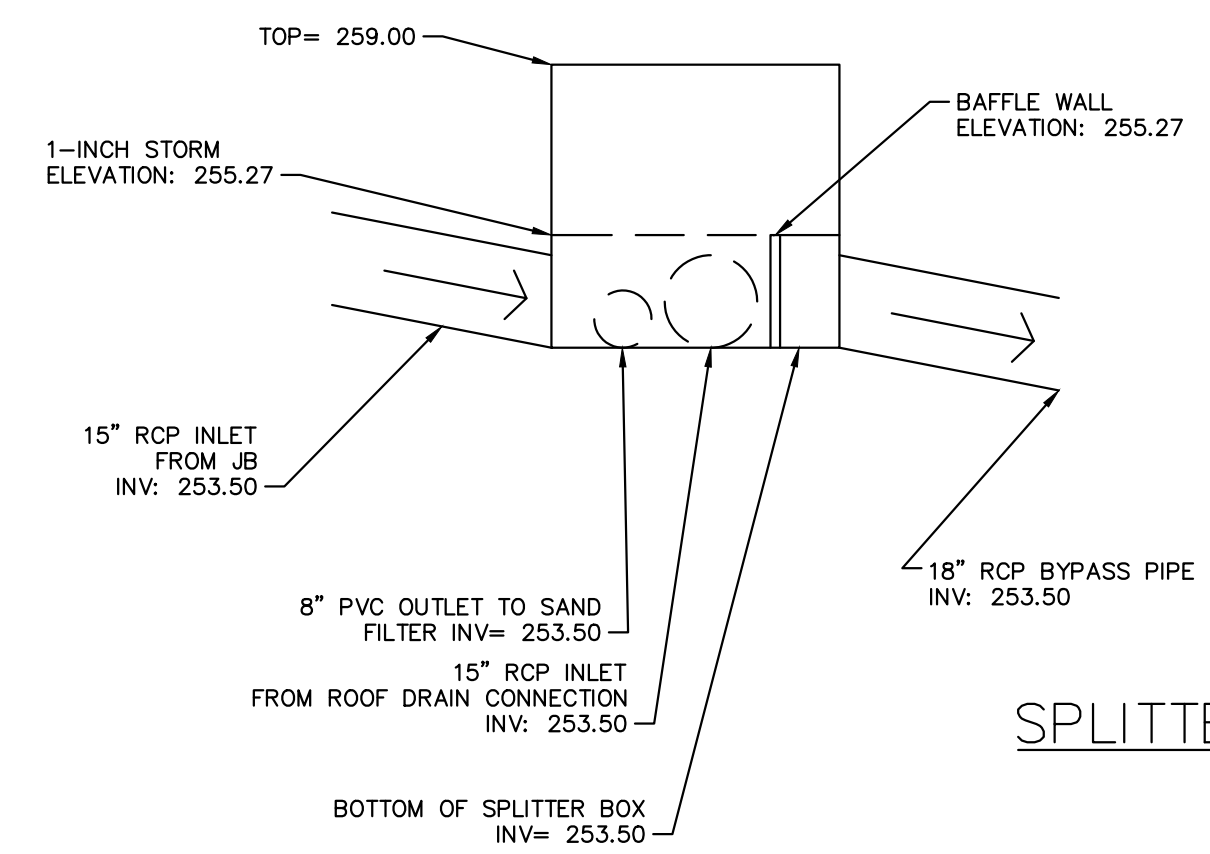
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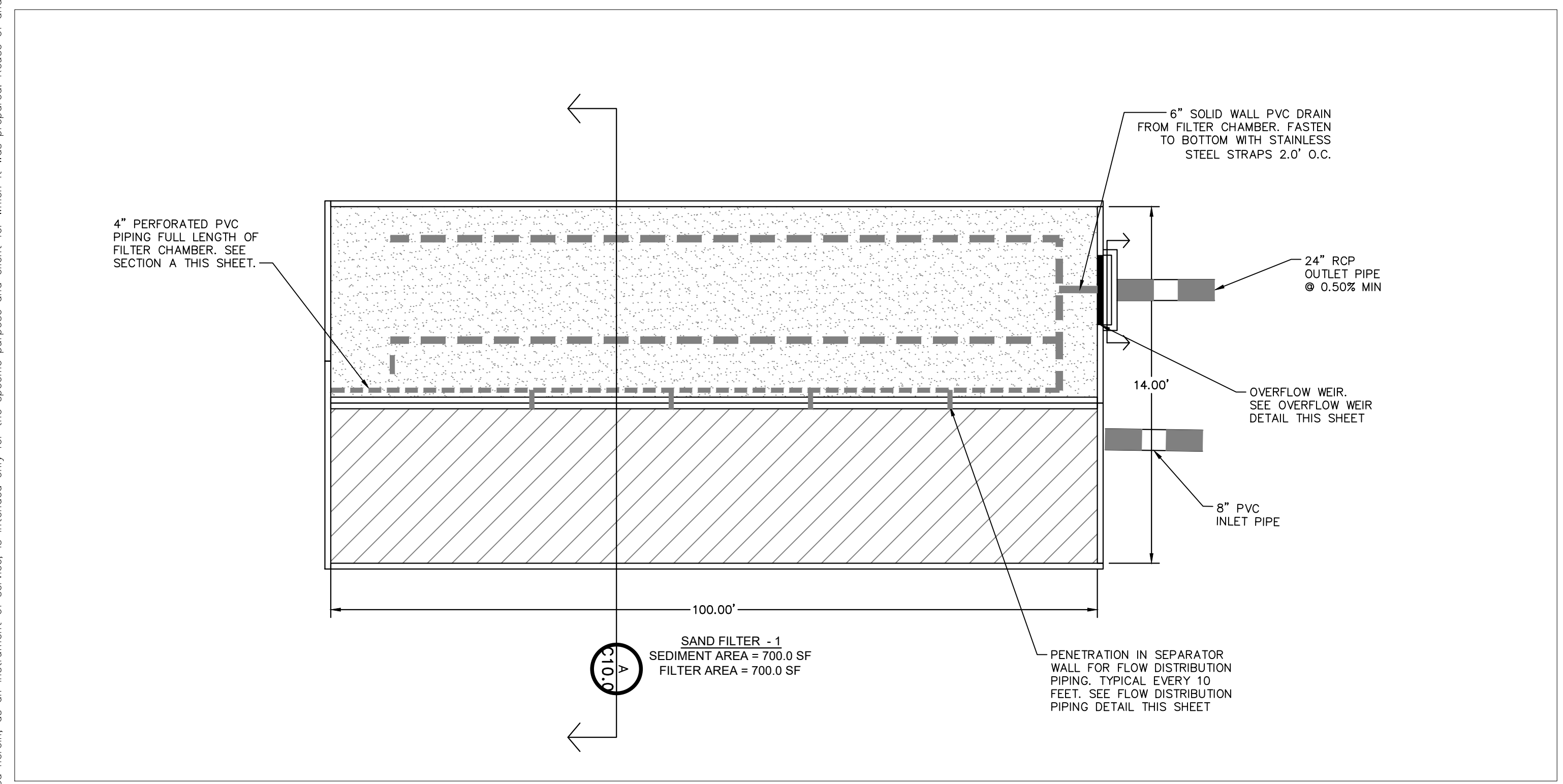
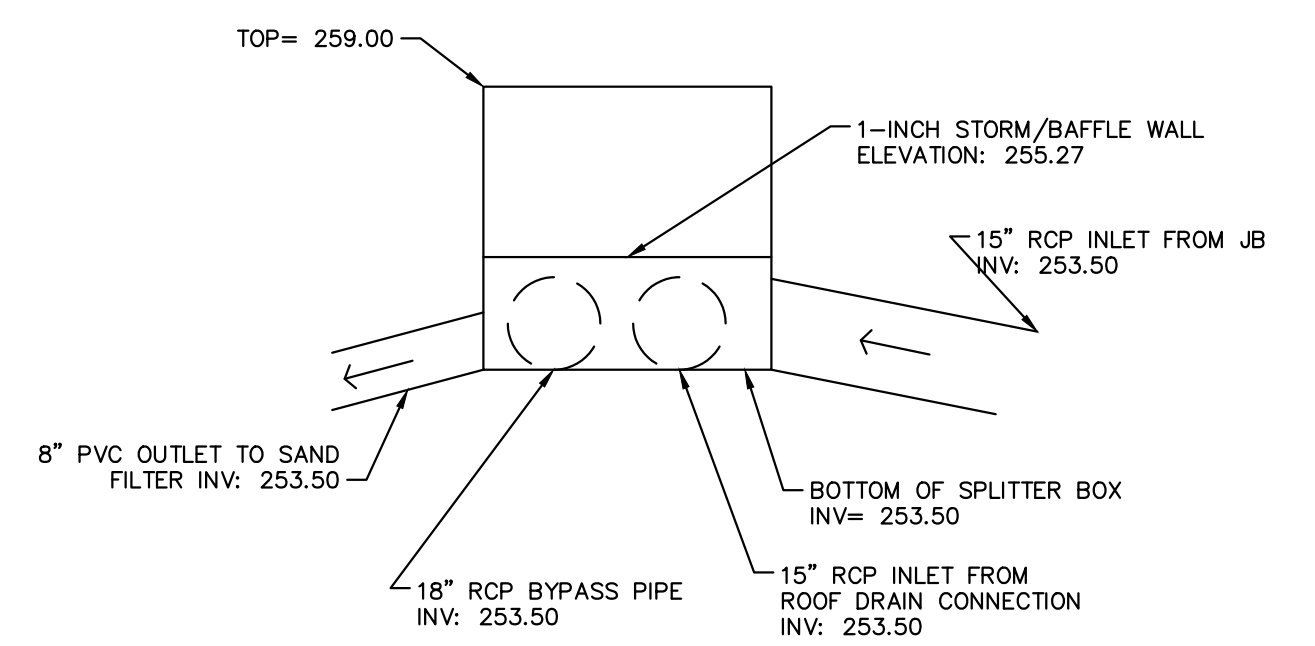
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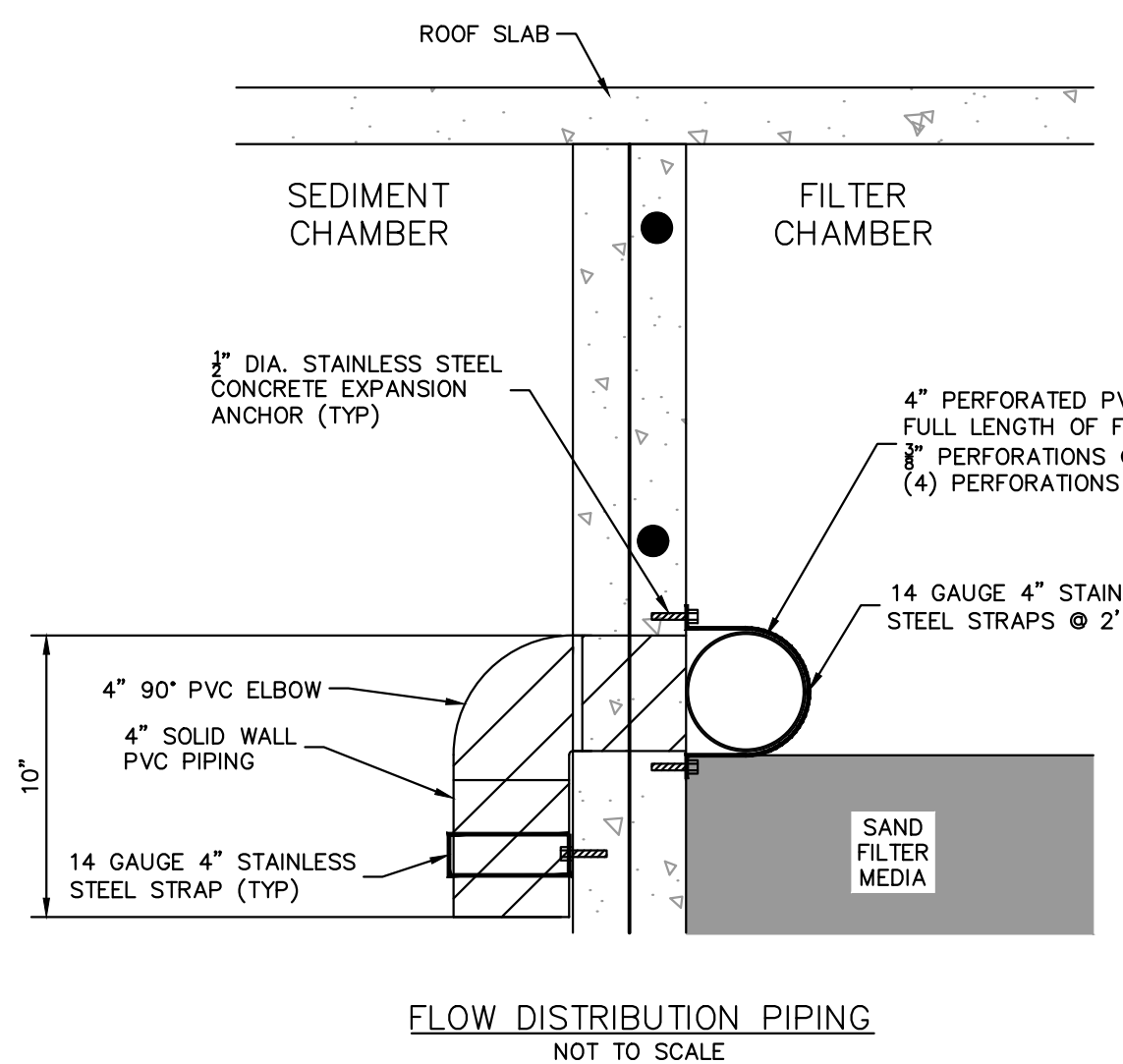
SPLITTER BOX #1 OVERHEAD VIEW
(NTS)



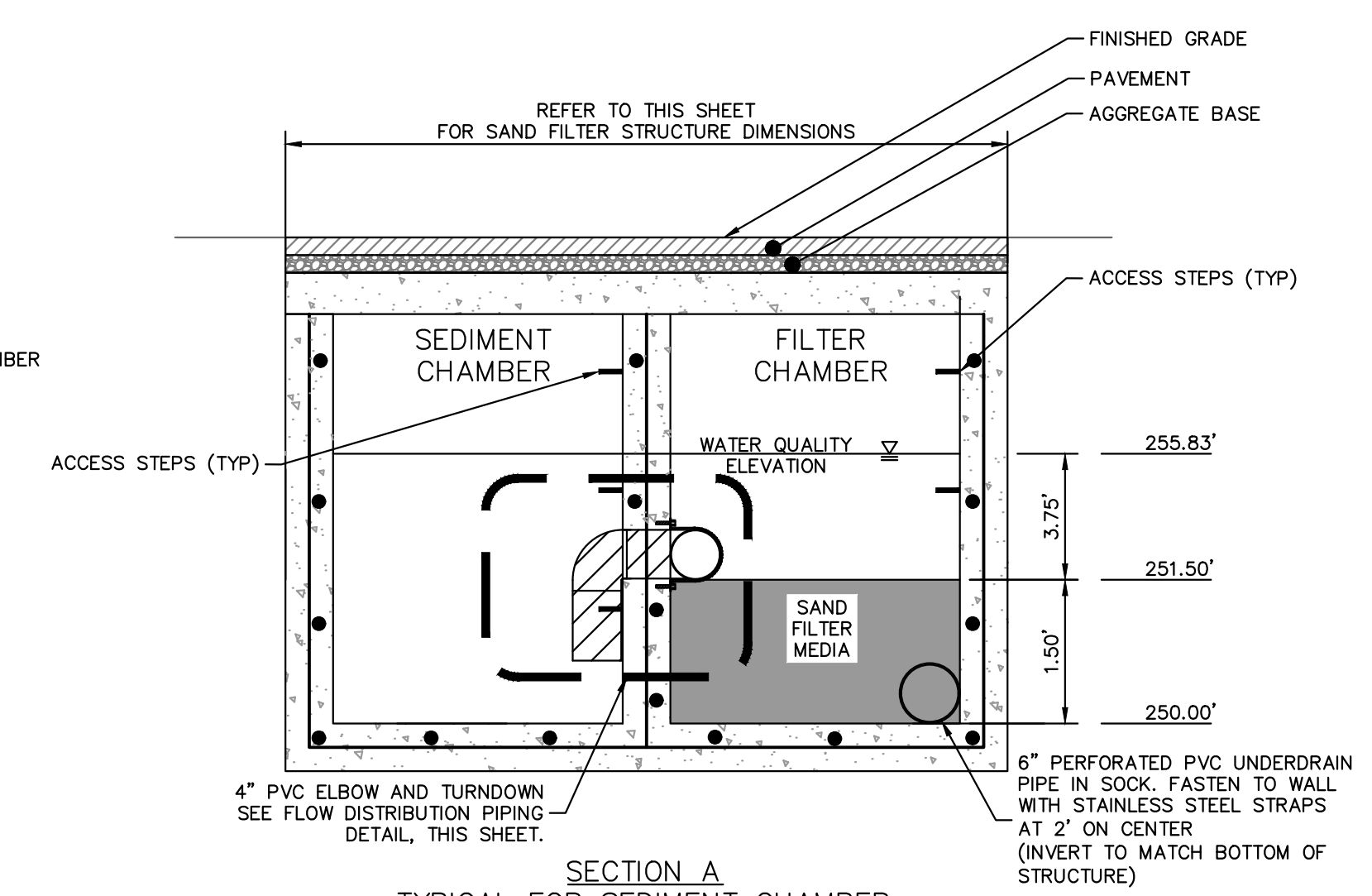
SPLITTER BOX #1 PROFILE
(NTS)



SAND FILTER - 1 LOCATION DETAIL



FLOW DISTRIBUTION PIPING
NOT TO SCALE



SECTION A
TYPICAL FOR SEDIMENT CHAMBER
ADJACENT TO FILTER CHAMBER
NOT TO SCALE

CONTRACTOR NOTE:
 ALL SAND FILTERS TO BE WATERTIGHT. CONTRACTOR TO CONTACT APPROPRIATE MANUFACTURER AND ENSURE WATERTIGHT APPLICATION IS PROVIDED.

KEYNOTES

SEDIMENT CHAMBER AREA	
FILTER CHAMBER AREA	
OUTFALL STRUCTURE AREA	

No.	REVISIONS	DATE	BY
6	CITY COMMENTS	06/14/24	CLN
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4	CITY COMMENTS	09/15/23	AMS
3	CITY COMMENTS	07/28/23	AMS
2	CITY COMMENTS	10/07/22	AMS
1	CITY COMMENTS	06/24/22	ZDS



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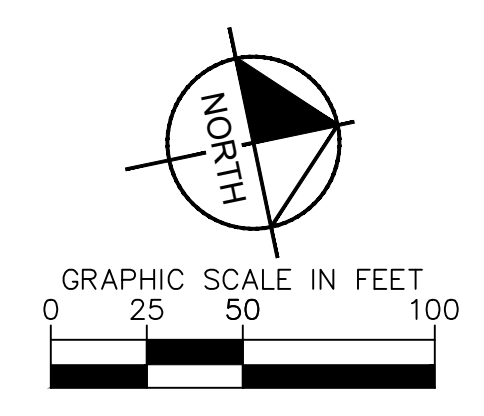
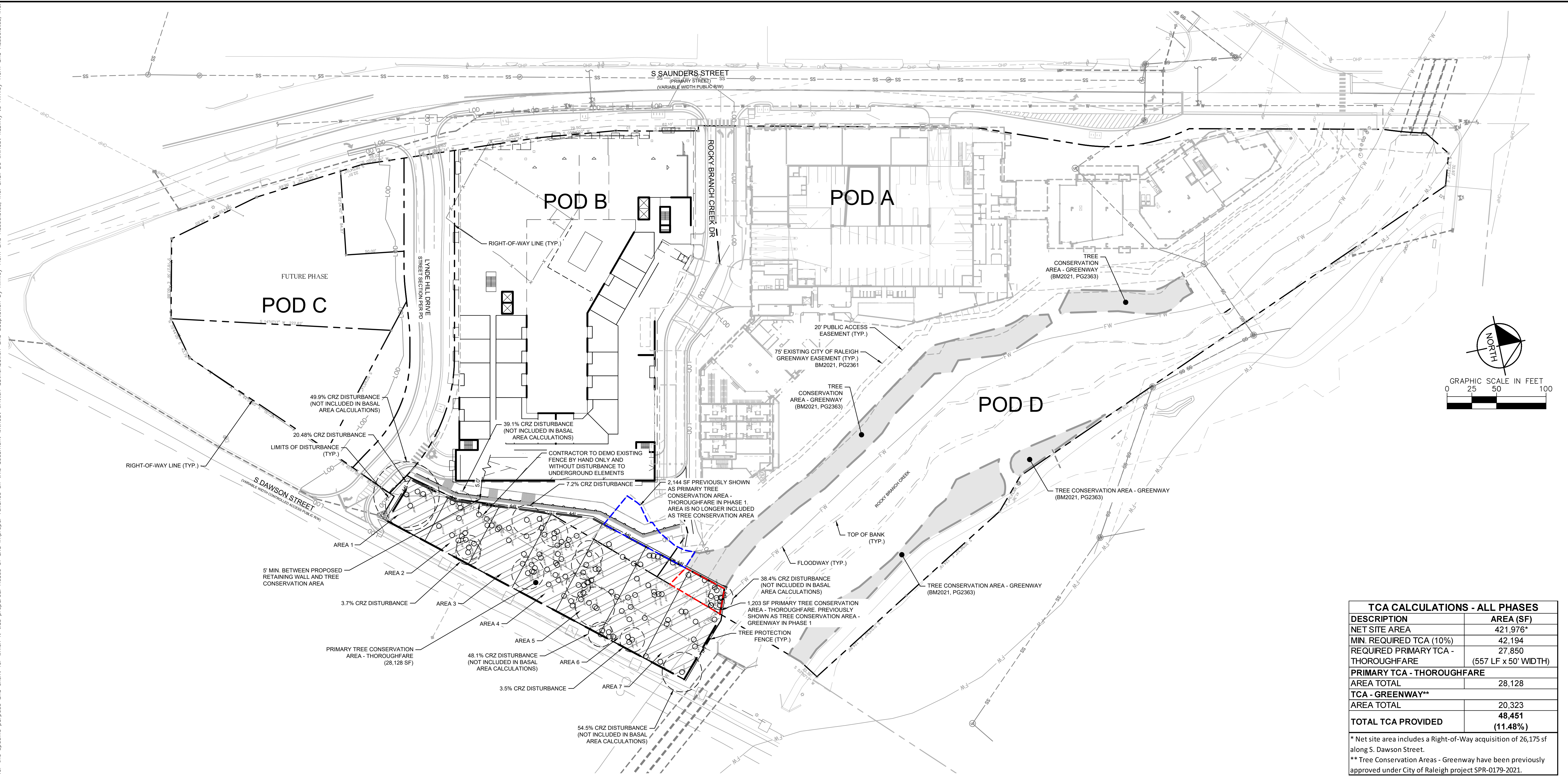
KHA PROJECT	01144033
DATE	03/02/2022
SCALE	AS SHOWN
DESIGNED BY	ZDS
DRAWN BY	ZDS
CHECKED BY	TRC

**SAND FILTER
 DETAILS**

**PARK CITY SOUTH
 PHASE 2A**
 PREPARED FOR
KANE REALTY
 CITY OF RALEIGH, NC

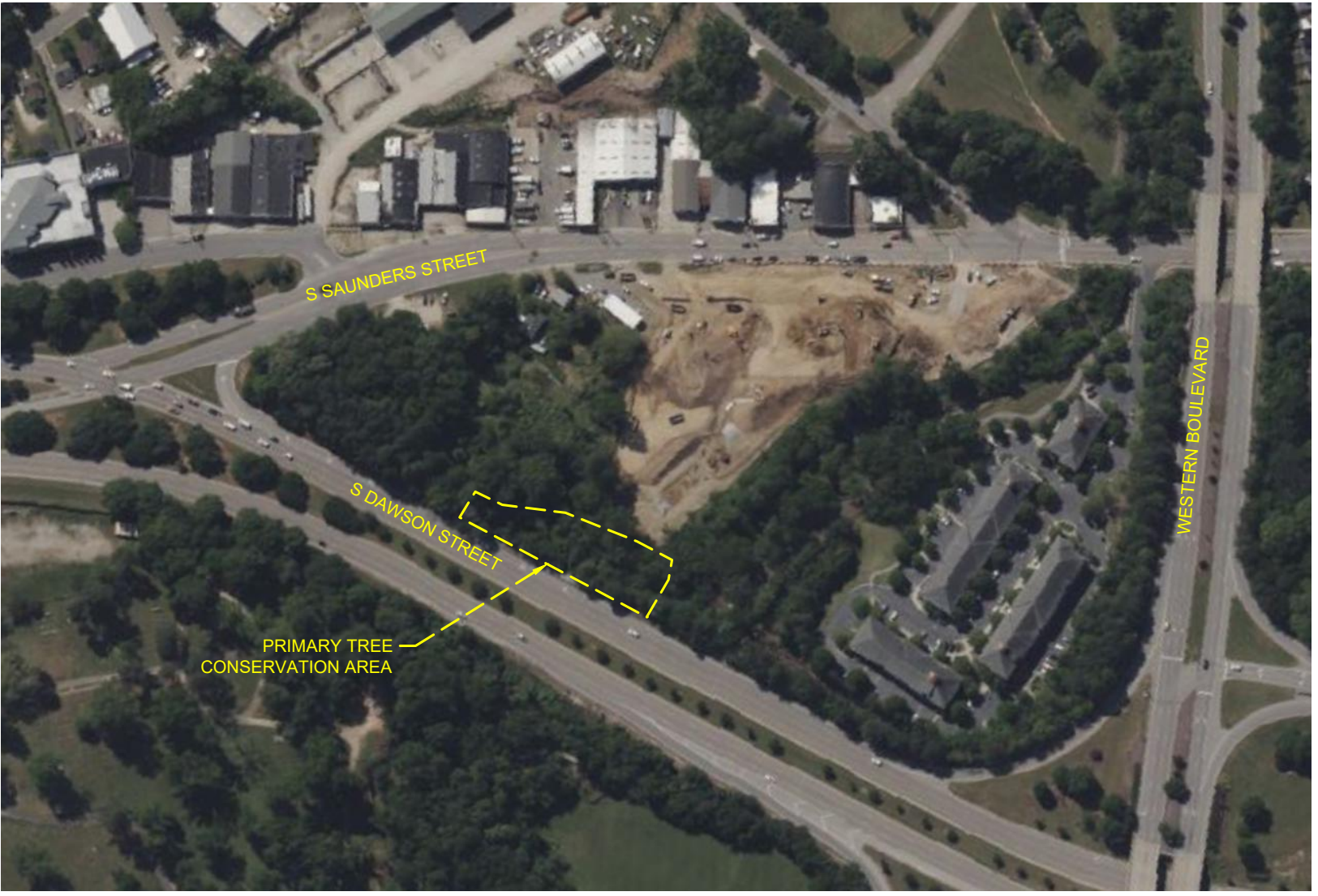
SHEET NUMBER
C10.0

Plotted By: Alexander, Journal, Sheet: S01-PARK CITY SOUTH PHASE 2A, Layout: TC1.0, TREE CONSERVATION PLAN, June 20, 2024, 11:07:16am, K:\RAL\DEVA\01440033_park city south phase 2\Planning phase\15_cad_files\plansheets\TC1.0_TREE CONSERVATION PLAN.dwg
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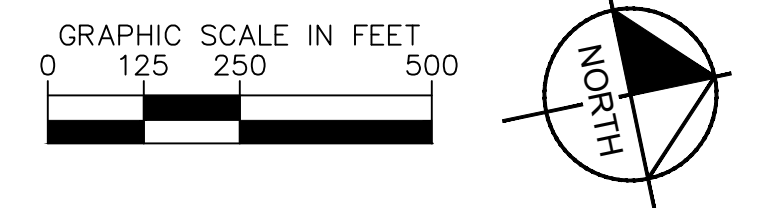
TCA CALCULATIONS - ALL PHASES	
DESCRIPTION	AREA (SF)
NET SITE AREA	421,976*
MIN. REQUIRED TCA (10%)	42,194
REQUIRED PRIMARY TCA - THOROUGHFARE	27,850
	(557 LF x 50' WIDTH)
PRIMARY TCA - THOROUGHFARE	
AREA TOTAL	28,128
TCA - GREENWAY**	
AREA TOTAL	20,323
TOTAL TCA PROVIDED	48,451
	(11.48%)

* Net site area includes a Right-of-Way acquisition of 26,175 sf along S. Dawson Street.
 ** Tree Conservation Areas - Greenway have been previously approved under City of Raleigh project SPR-0179-2021.



TREE SURVEY LEGEND	
Label	Common Name
T1	Red Maple
T2*	Mimosa Tree
T3	Pignut Hickory
T4	Mockernut Hickory
T5	Southern Hackberry
T6	Flowering Dogwood
T7	Eastern Red Cedar
T8	Sweetgum
T9	Tulip Poplar
T10	Blackgum
T11	Loblolly Pine
T12	Sycamore
T13	Black Cherry
T14*	Callery Pear
T15	Southern Red Oak
T16	Northern Red Oak
T17	Black Willow
T18	Winged Elm
T19	American Elm
T20	Yellow Poplar
T21	Red Mulberry
T22	Boxelder Maple

*Mimosa tree and callery pear are considered invasive species and are not included in basal area calculations.



- TREE CONSERVATION NOTES:**
- A TREE CONSERVATION PERMIT IS REQUIRED TO ESTABLISH TREE CONSERVATION AREAS IN THE FIELD.
 - A TREE CONSERVATION PERMIT IS REQUIRED PRIOR TO ISSUANCE OF A GRADING PERMIT.
 - 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
 - NEW PLANTINGS SHALL NOT BE INSTALLED WITHIN THE CRITICAL ROOTZONE OF ANY EXISTING TREE LOCATED WITHIN A TREE CONSERVATION AREA.
 - CRZ = CRITICAL ROOT ZONE
 - 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.
 - TREES LISTED ON THE CITY OF RALEIGH INVASIVE SPECIES LIST WILL NOT BE COUNTED TOWARDS BASAL AREA CALCULATIONS.
 - TREE PROTECTION FENCE IS SHOWN OFFSET FOR CLARITY. FENCE SHALL BE INSTALLED ON TCA BOUNDARY.
- GENERAL NOTES:**
- PRIMARY TREE CONSERVATION AREA - THOROUGHFARE AND TREE CONSERVATION AREAS - GREENWAY HAVE BEEN PREVIOUSLY APPROVED UNDER CITY OF RALEIGH SPR-0179-2021, RECORDED IN BM2021, PG2363.
 - COMPLIANCE WITH SECTION 9.1 OF THE CITY OF RALEIGH UDO WILL BE REQUIRED AT SITE PLAN OR SUBDIVISION.
 - TREE LOCATIONS ON THIS PLAN HAVE BEEN TAKEN FROM TREE SURVEYS PERFORMED BY KIMLEY-HORN & ASSOC. DATED AUGUST 8, 2020 & FEBRUARY 09, 2022.
 - ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (UNLESS OTHERWISE STATED)
 - ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/2011).

LEGEND	
	PRIMARY TREE CONSERVATION AREA - THOROUGHFARE
	TREE CONSERVATION AREA - GREENWAY (SPR-0179-2021) (BM2021, PG2363)
	PRIMARY TREE CONSERVATION AREA - THOROUGHFARE PREVIOUSLY SHOWN AS TREE CONSERVATION AREA - GREENWAY
	PREVIOUSLY SHOWN AS PRIMARY TREE CONSERVATION AREA - THOROUGHFARE, NO LONGER INCLUDED AS TREE CONSERVATION
	EXISTING TREE
	CRITICAL ROOT ZONE (CRZ)
	CRITICAL ROOT ZONE (CRZ) - TREE REMOVED FROM BASAL AREA CALCULATIONS
	TREE PROTECTION FENCE

No.	REVISIONS	DATE	BY
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KANE
REALTY CORPORATION

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#0102

Merge Capital

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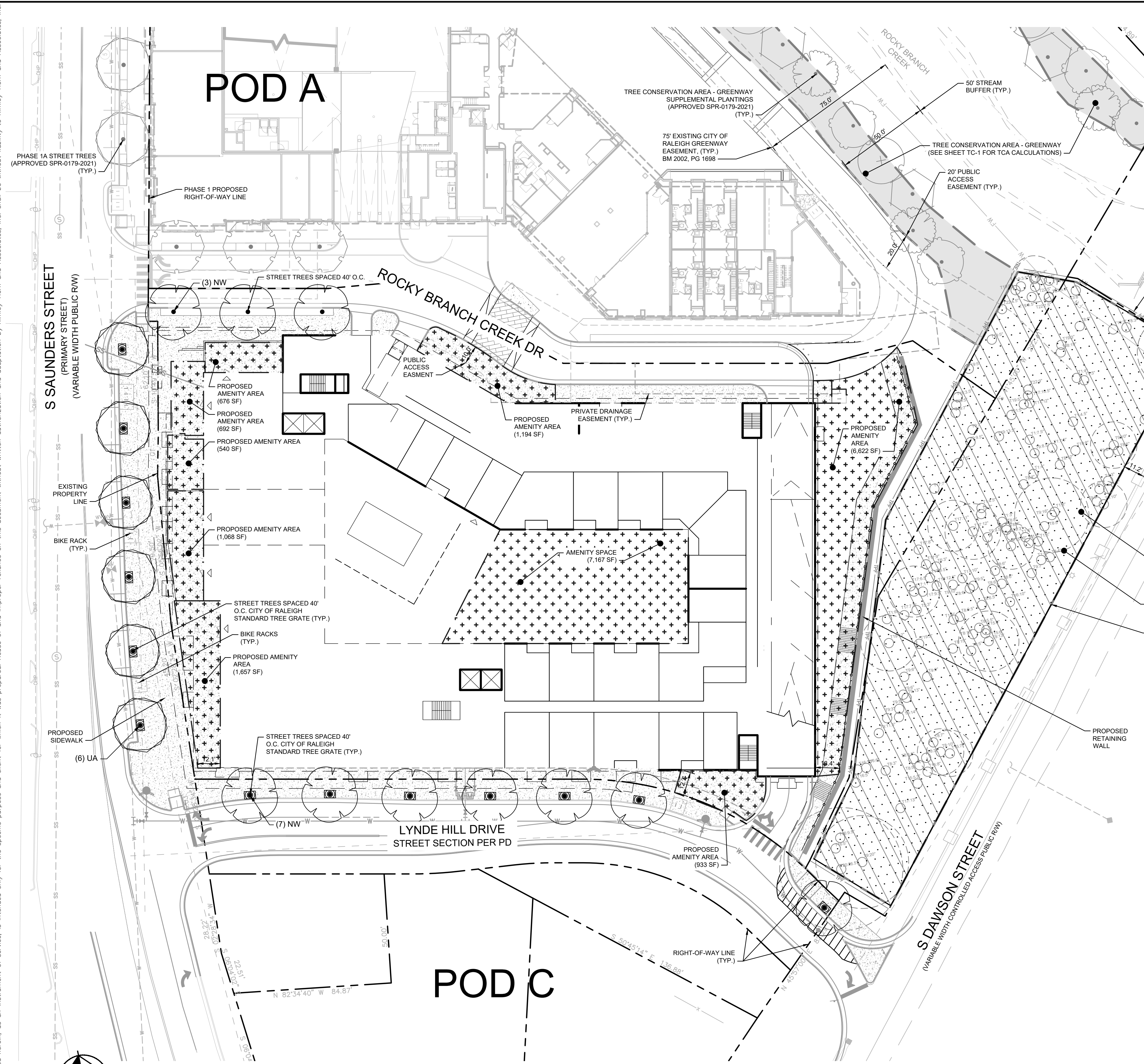
KHA PROJECT	01144033
DATE	03/02/2022
SCALE	AS SHOWN
DESIGNED BY	AWF
DRAWN BY	AWF
CHECKED BY	MRC

TREE CONSERVATION PLAN

PARK CITY SOUTH PHASE 2A
PREPARED FOR
KANE REALTY
CITY OF RALEIGH

SHEET NUMBER
TC1.0

Plotted By: Alexander, Jamal. Sheet: S01-PARK CITY SOUTH PHASE 2A. Layout: layout1 June 20, 2024 11:07:42am. K:\REAL\DEV\011440033\park_city_south_phase_2\planning\phase1b\pod_a\pod_a_landscape_plan.dwg
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LANDSCAPE REQUIREMENTS & CALCULATIONS				
City of Raleigh				
AREA TO BE LANDSCAPED	REQUIREMENT	SQUARE FEET/ LINEAR FEET	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED
S SAUNDERS STREET	CANOPY TREES SPACED 40' O.C.	262 LF	262 / 40 = 6 STREET TREES	6 STREET TREES*
ROCKY BRANCH CREEK DRIVE	CANOPY TREES SPACED 40' O.C.	114 LF	114 / 40 = 3 STREET TREES	3 STREET TREES
S. DAWSON STREET	CANOPY TREES SPACED 40' O.C.	376 LF	376 / 40 = 10 STREET TREES	PER NCDOT GUIDELINES, STREET TREES ARE NOT PERMITTED IN THE RIGHT-OF-WAY. SEE PLANTING DENIAL LETTER ON SHEET C0.3. NO STREET TREES ARE PROVIDED ALONG S. DAWSON STREET DUE TO THE TREE CONSERVATION AREA.
LYNDE HILL DRIVE	CANOPY TREES SPACED 40' O.C.	245 LF (EXCLUDES DRIVEWAYS)	245 / 40 = 6 STREET TREES	7 STREET TREES
AMENITY SPACE	10% OF TOTAL POD AREA	124,177 SF	124,177 SF * 10% = 12,418 SF	20,553 SF (16.55%)
OPEN SPACE	10% OF TOTAL POD AREA	124,177 SF	127,177 SF * 10% = 12,418 SF	28,128 SF (22.65%)

* Street trees are spaced a minimum of 30' from proposed stop sign locations and a minimum of 10' from hydrants.

PLANT SCHEDULE

CANOPY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL	HEIGHT
NW	10	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE TUPELO	B&B	3' CAL	14'-16' HT.	
UA	6	ULMUS AMERICANA 'JEFFERSON'	JEFFERSON AMERICAN ELM	B&B	3' CAL	14'-16' HT.	

EXISTING CONDITION NOTES:
 1. EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY NEWCOMB LAND SURVEYORS, 7008 HARPS MILL RD., SUITE 106, RALEIGH, NC 27615. PHONE: 919-847-1800 AND DATED MARCH 6, 2020.
 2. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720171600J DATED MAY 2, 2006.

SURVEY NOTE:
 EXISTING INFORMATION TAKEN FROM BOUNDARY/TOPOGRAPHIC SURVEY PROVIDED BY KCI ASSOCIATES OF NC, 4505 FALLS OF NEUSE RD., FLOOR 4, RALEIGH, NC 27609. PHONE: 919-783-9266 AND DATED DECEMBER 1, 2020.
 ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

LEGEND

- AMENITY SPACE
- PRIMARY COMMON OPEN SPACE
- PRIMARY TREE CONSERVATION AREA - THOROUGHFARE
- TREE CONSERVATION AREA - GREENWAY (SPR-0179-2021) (BM2021, PG2361)
- EXISTING TREE
- CRITICAL ROOT ZONE (CRZ)
- TREE PROTECTION FENCE

- NOTES:**
- TREES CANNOT BE PLANTED WITHIN A TREE CONSERVATION AREA OR THE CRITICAL ROOT ZONE OF AN EXISTING TREE AND MUST BE PLANTED AT LEAST 15 FEET FROM ANY OTHER TREE AND NO FURTHER THAN 50 FEET FROM ANY OTHER TREE. MEASURED FROM TREE TRUNK TO TREE TRUNK (UDO 5.3.1.F.3.C). IF PROPOSED TREES CONFLICT WITH EXISTING TREES, FINAL PLANTING AREAS SHALL BE FIELD ADJUSTED AS REQUIRED.
 - ALL TREES LOCATED WITHIN A SITE DISTANCE TRIANGLE SHALL BE LIMBED UP AND MAINTAINED 8' MIN ABOVE FINISHED GRADE TO PROVIDE CLEAR SITE LINES.
 - STREET TREES HAVE BEEN PROPOSED A MINIMUM OF 30- FEET FROM STOP SIGN LOCATIONS.
 - THIS PLAN IS INTENDED FOR LANDSCAPE INSTALLATION REFERENCE ONLY. FOR SITE IMPROVEMENTS, SEE CIVIL SHEETS.
 - UTILITIES ON THIS SHEET ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
 - TREE PROTECTION FENCE IS SHOWN OFFSET FOR CLARITY. FENCE SHALL BE INSTALLED ON TCA BOUNDARY.
 - FOUNDATION PLANTINGS HAVE BEEN PROVIDED AT A RATE OF ONE EVERGREEN SHRUB PER 10 LINEAR FEET IN ALL AREAS WHERE THE BUILDING FOUNDATION WALLS EXCEED 5- FEET IN HEIGHT.
 - NCDOT GUIDELINES FOR PLANTING WITHIN HIGHWAY RIGHT-OF-WAY REQUIRES A MINIMUM OF 12- FEET BETWEEN EDGE OF PAVEMENT AND PROPOSED STREET TREES. THIS IS INSUFFICIENT SPACE TO PROVIDE STREET TREES WITHIN THE RIGHT-OF-WAY ALONG S. DAWSON STREET.
 - SEE SHEET TC1.0 FOR TREE CONSERVATION AREA INFORMATION AND CALCULATIONS.
 - SEE SHEET L2.0 FOR LANDSCAPE NOTES AND DETAILS.

NO.	REVISIONS	DATE
6	CITY COMMENTS	06/14/24 CLN
5	CITY COMMENTS	12/12/23 JAA
4	CITY COMMENTS	09/15/23 AMS
3	CITY COMMENTS	07/28/23 AMS
2	CITY COMMENTS	10/07/22 AMS
1	CITY COMMENTS	06/24/22 ZDS



Kimley-Horn
 421 FAYETTEVILLE STREET, SUITE 600
 RALEIGH, NC 27601
 PHONE: 919-677-2000
 WWW.KIMLEY-HORN.COM
 #0102

Merge Capital

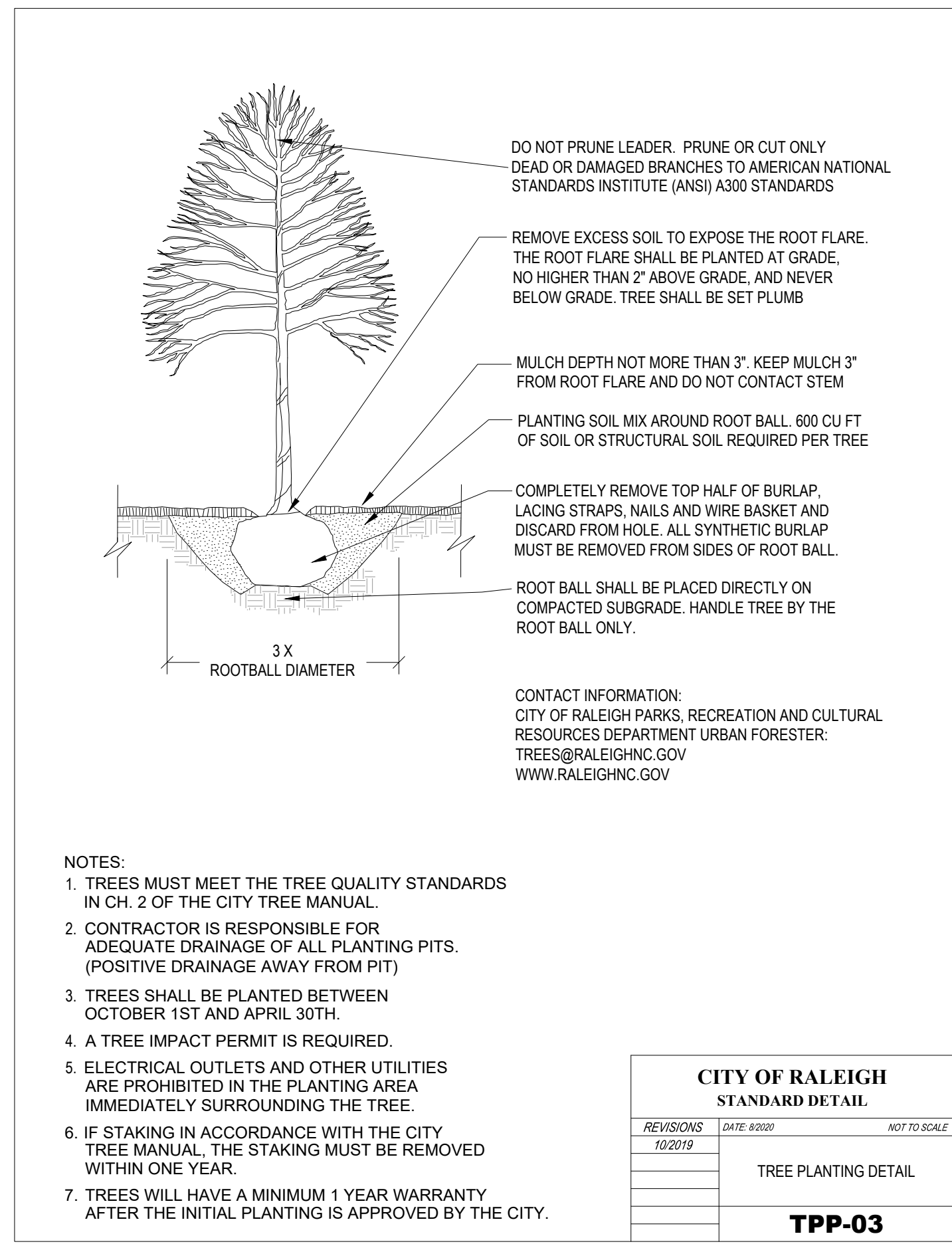
PRELIMINARY
 NOT FOR CONSTRUCTION

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	AWF	DRAWN BY	AWF	CHECKED BY	MRC
01144033	03/02/2022								

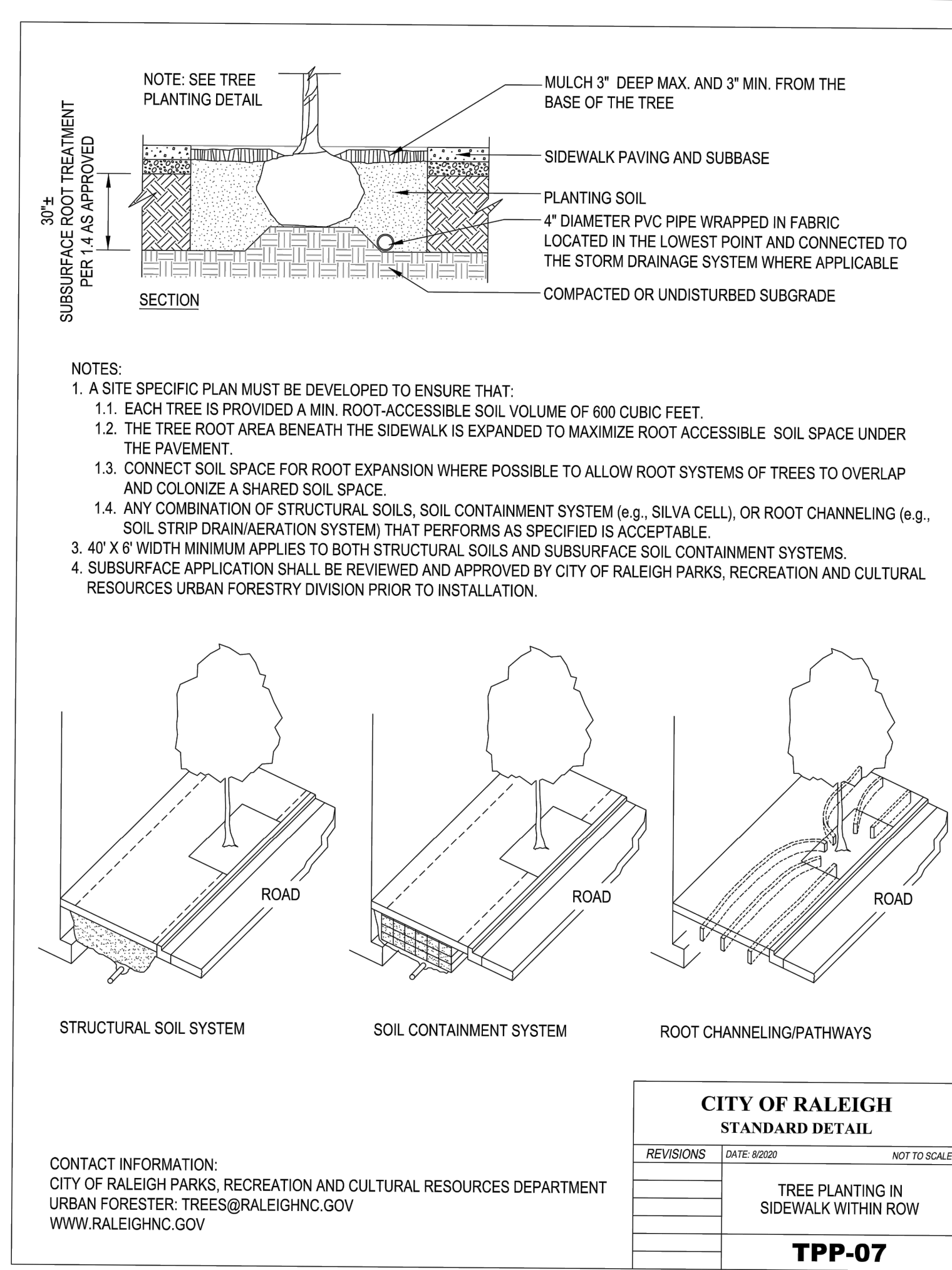
LANDSCAPE PLAN

PARK CITY SOUTH PHASE 2A
 PREPARED FOR
KANE REALTY
 CITY OF RALEIGH

Plotted By: Alexander, Jamal Sheet: SPT-PARK CITY SOUTH Phase 2A Layout: Layout1 June 20, 2024 11:07:52am K:\REAL\DEVA\011440033\park_city_south_phase_2\planting_phase\tpd\tpd_03_landscapes\03 LANDSCAPE DETAILS.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



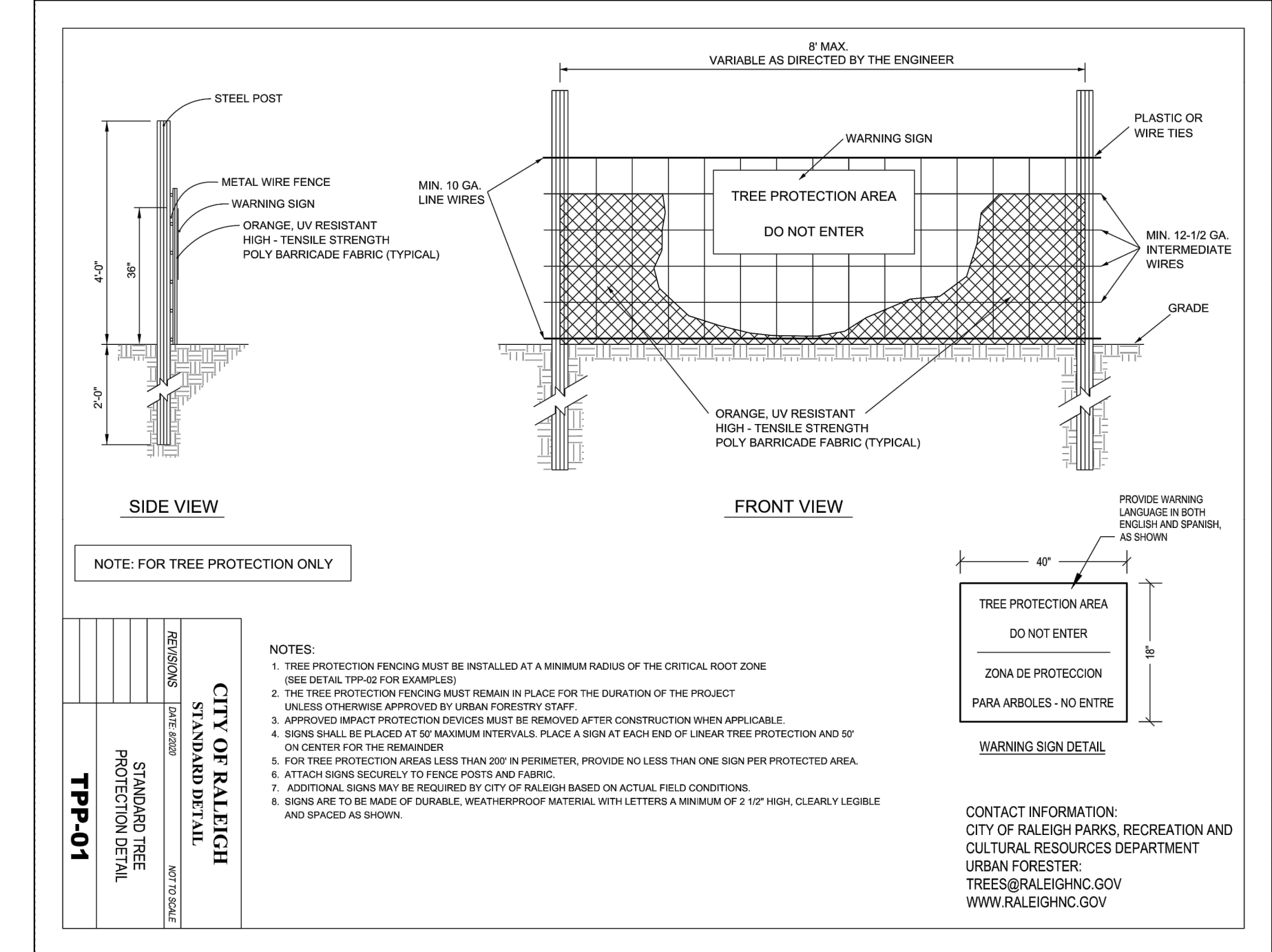
1 TYPICAL CITY OF RALEIGH TREE PLANTING DETAIL
NTS SECTION



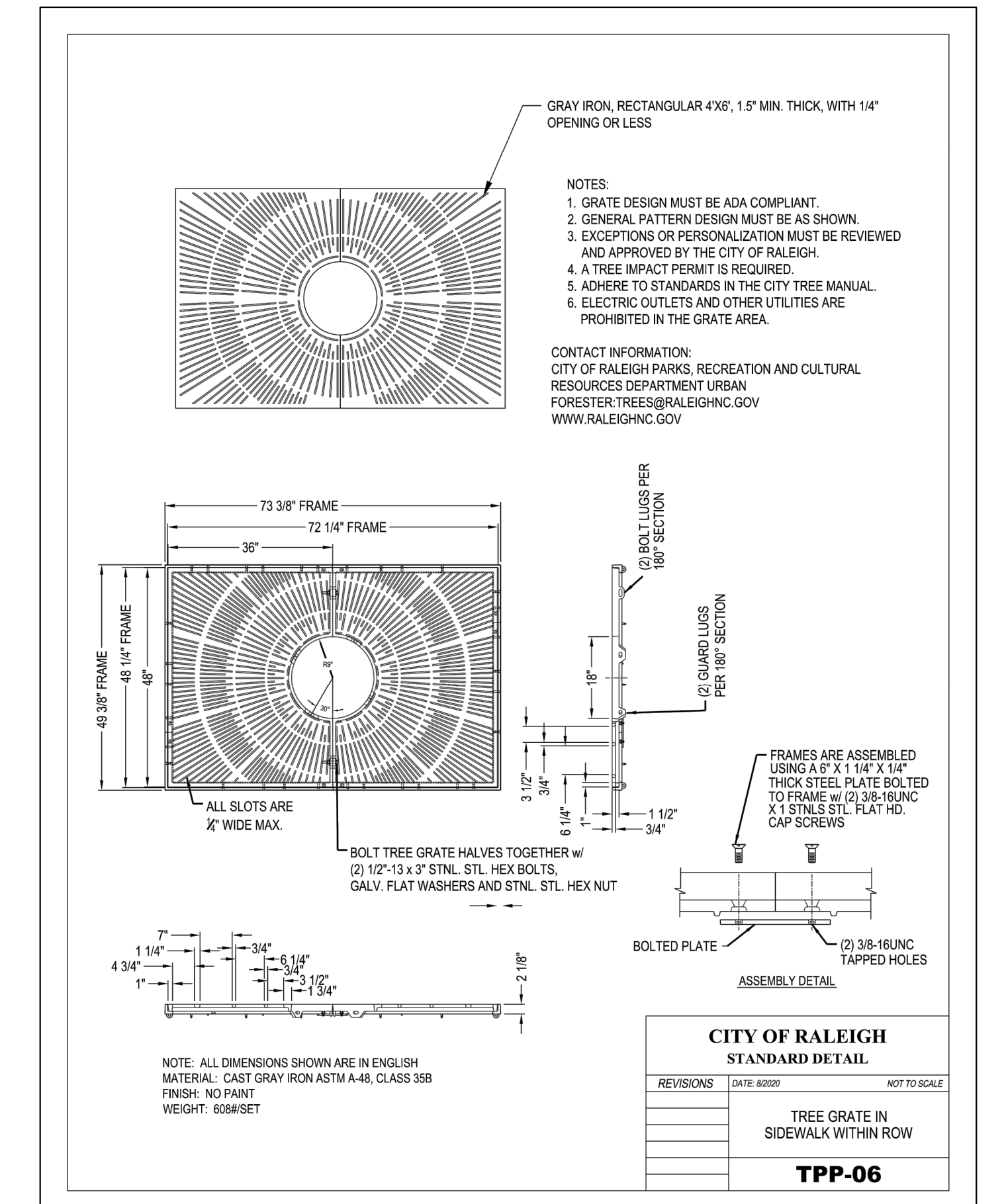
2 TYPICAL CITY OF RALEIGH TREE PLANTING IN SIDEWALK WITHIN ROW
NTS

GENERAL LANDSCAPE NOTES:

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
- ALL TREES MUST HAVE A STRAIGHT TRUNK AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL TREES LOCATED WITHIN VEHICLE SIGHT TRIANGLES SHALL BE BRANCHED MIN. 8' (MEASURED FROM ADJACENT PROJECTED CURB LINE ELEVATION) PER ANSI Z60.1 STANDARDS FOR HEIGHT OF BRANCHING - STREET TREES.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED. MULCH TO BE 3 INCHES OF DOUBLE SHREDDED HARDWOOD DESIGNER MULCH IN DARK BROWN OR OWNER PREFERENCE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR COORDINATING ALL UTILITY ADJUSTMENTS WITH FINAL FINISH GRADE. ALL UTILITIES SHALL SIT FLUSH WITH FINISH GRADES (BOTH PAVED AND LANDSCAPED SURFACES).
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. ANY DISCREPANCIES BETWEEN QUANTITIES ON PLAN AND PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT LANDSCAPE ARCHITECT AND ANY FIELD ADJUSTMENTS OR QUANTITY ADJUSTMENTS MUST BE AUTHORIZED PRIOR TO PLANTING.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, WEEDING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWN UNTIL SUBSTANTIAL COMPLETION.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO SUBSTANTIAL COMPLETION OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT SCHEDULE SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL SHRUB, GROUND COVER AND PERENNIAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH DOUBLE SHREDDED HARDWOOD DESIGNER MULCH IN DARK BROWN OR OWNER PREFERENCE TO A DEPTH OF THREE (3) INCHES. ANY EXISTING LANDSCAPE BEDS THAT ARE DISTURBED MUST BE MULCHED TO MATCH EXISTING MULCH FOUND WITHIN LANDSCAPE BED.
- LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
- SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- THE TOP OF ALL ROOT BALLS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE, AS BORN TO PREVIOUS GRADE AND GROWING CONDITIONS.
- ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING TREES AND SHRUBS THAT WILL MEET BOTH MINIMUM SIZE AND SPACING FOR THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO). FAILURE TO INSTALL PLANT MATERIAL PER THIS PLAN WILL JEOPARDIZE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING INSPECTIONS OF PLANT MATERIAL.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES & ORDINANCES REGARDING LANDSCAPING. GENERAL CONTRACTOR IS TO CLEAN THE ENTIRE SITE OF ALL CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.
- THE CONTRACTOR SHALL INSTALL NON-WOVEN GEOTEXTILE UNDER PLANTING BED MULCH IN ALL LANDSCAPE BEDS TO PREVENT WEED GROWTH.



3 STANDARD TREE PROTECTION DETAIL
NTS



4 TYPICAL CITY OF RALEIGH TREE GRATE DETAIL
NTS

CITY COMMENTS	DATE	BY
	06/14/24	CLN
	12/12/23	JAA
	09/15/23	AMS
	07/28/23	AMS
	10/07/22	AMS
	06/24/22	ZDS
		REVISIONS
No.		DATE



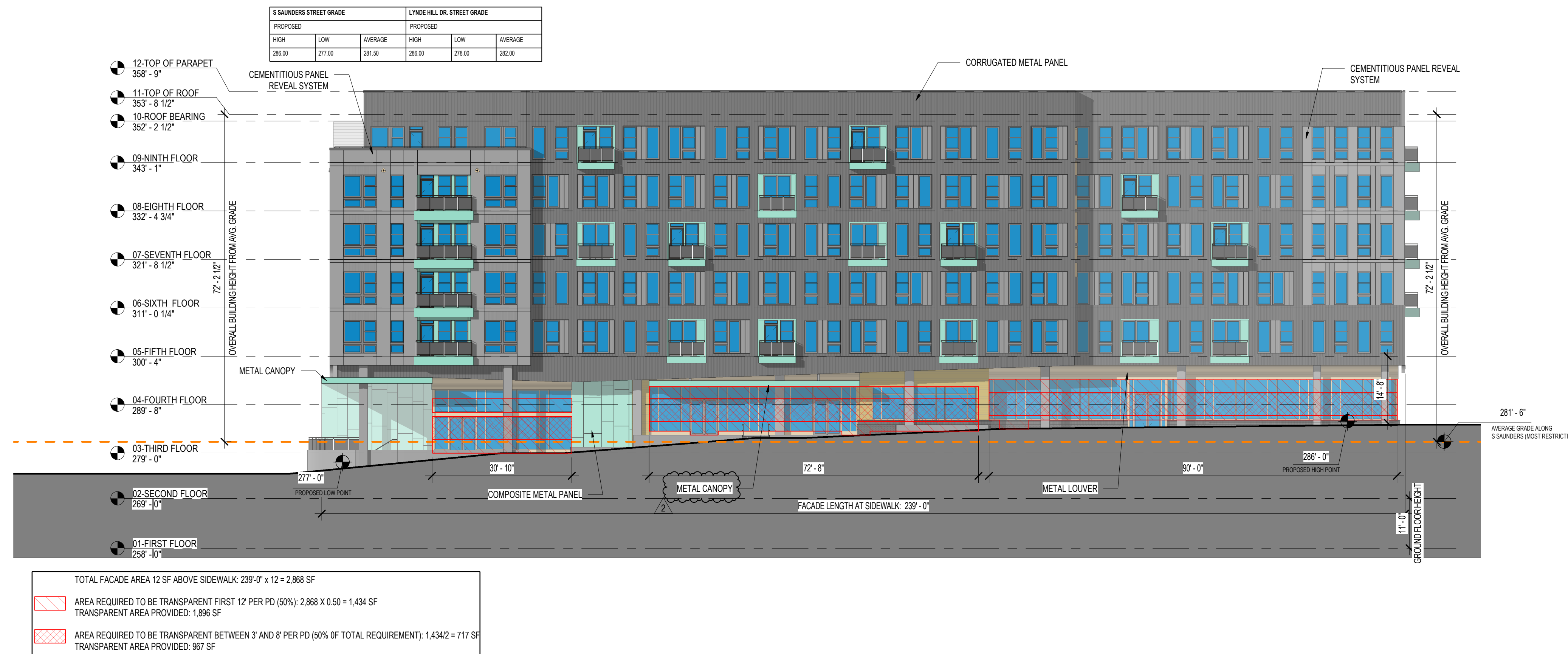
PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
01144033	03/02/2022	AS SHOWN	ZDS	ZDS	TRC

LANDSCAPE DETAILS

**PARK CITY SOUTH
PHASE 2A**
PREPARED FOR
KANE REALTY
CITY OF RALEIGH

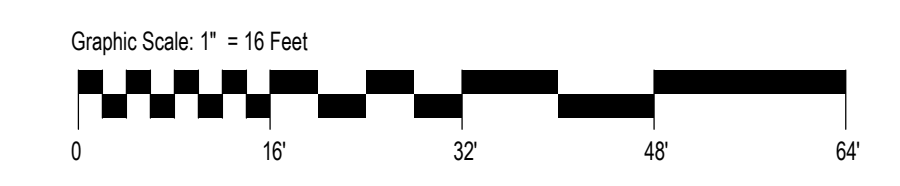
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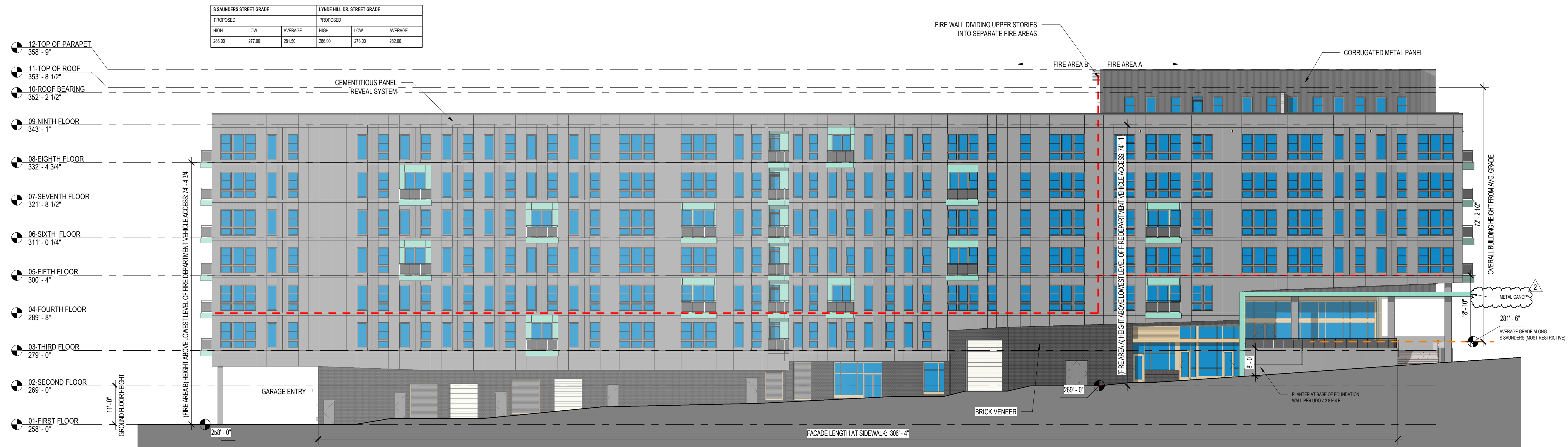
WEST ELEVATION 1
1/16" = 1'-0"



SOUTH ELEVATION 2
1/16" = 1'-0"



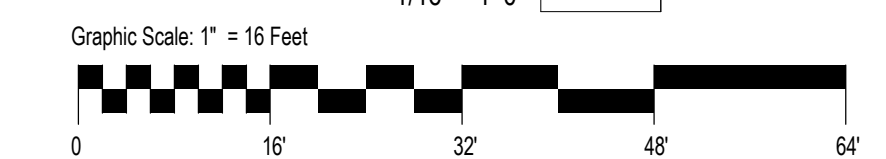
ELEVATIONS



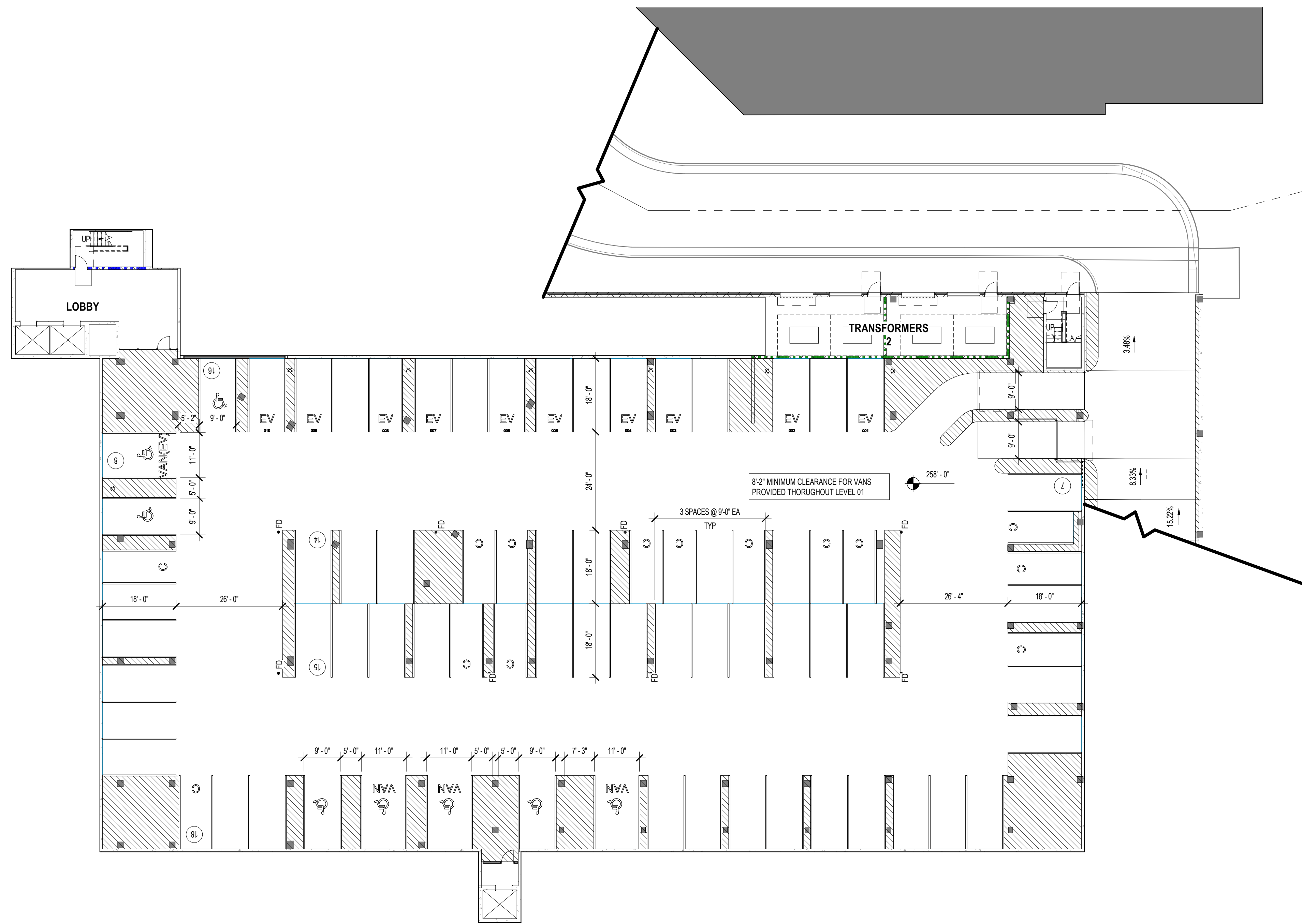
NORTH ELEVATIONS 1
1/16" = 1'-0"



EAST ELEVATION 2
1/16" = 1'-0"

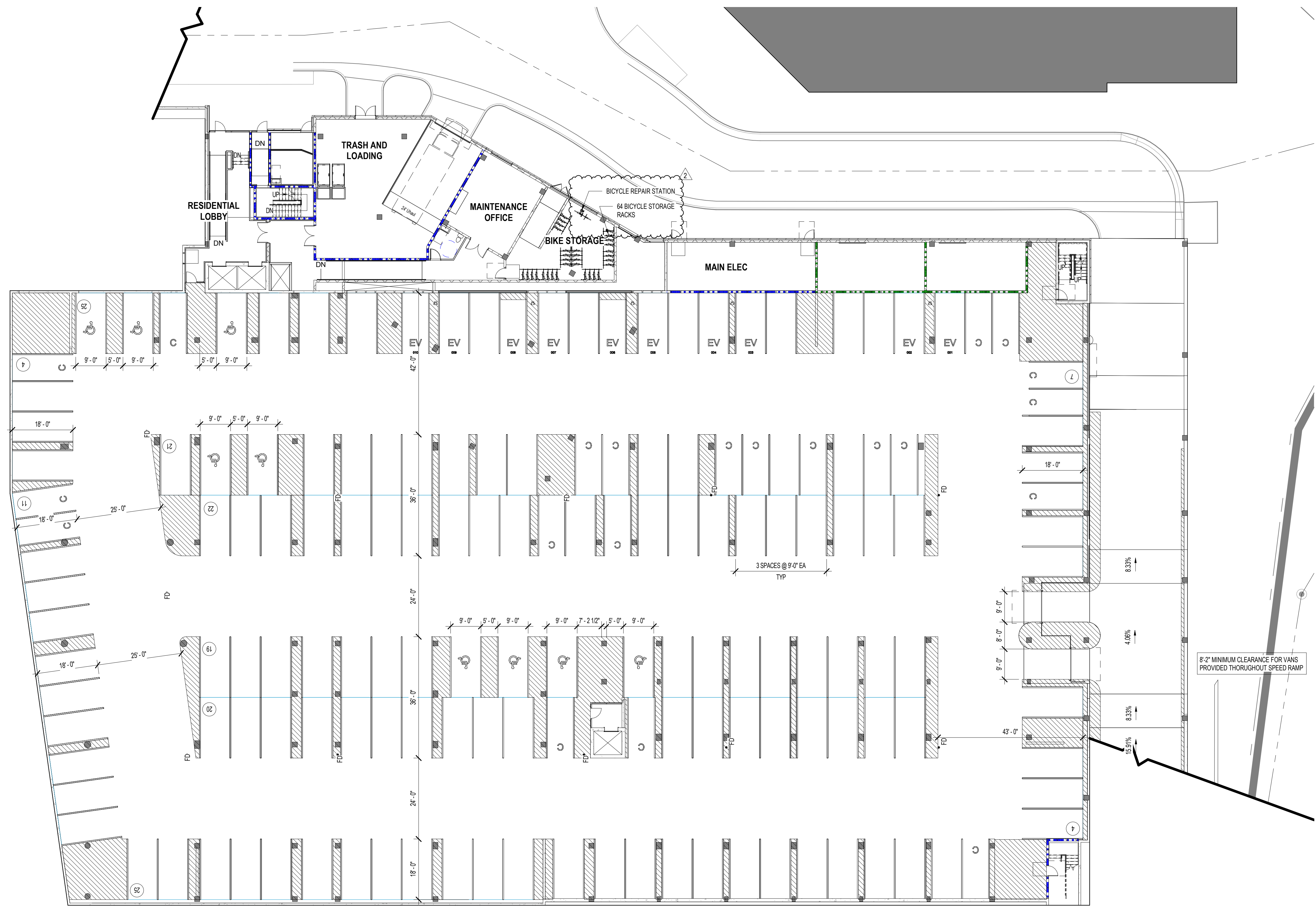


ELEVATIONS



PARKING SCHEDULE		
LEVEL	TYPE	TOTAL
01-FIRST FLOOR	8X16 COMPACT	3
01-FIRST FLOOR	8X18 COMPACT	38
01-FIRST FLOOR	9x18 STANDARD	45
01-FIRST FLOOR	ADA	4
01-FIRST FLOOR	ADA VAN	3
01-FIRST FLOOR	ADA VAN ELECTRICAL VEHICLE	3
01-FIRST FLOOR	COMPACT ELECTRIC VEHICLE	5
01-FIRST FLOOR	ELECTRIC VEHICLE	9
02-SECOND FLOOR	8X16 COMPACT	2
02-SECOND FLOOR	8X18 COMPACT	19
02-SECOND FLOOR	9x18 STANDARD	118
02-SECOND FLOOR	ADA	9
02-SECOND FLOOR	COMPACT ELECTRIC VEHICLE	3
02-SECOND FLOOR	ELECTRIC VEHICLE	7
TOTAL SPACES PROVIDED: 235		235

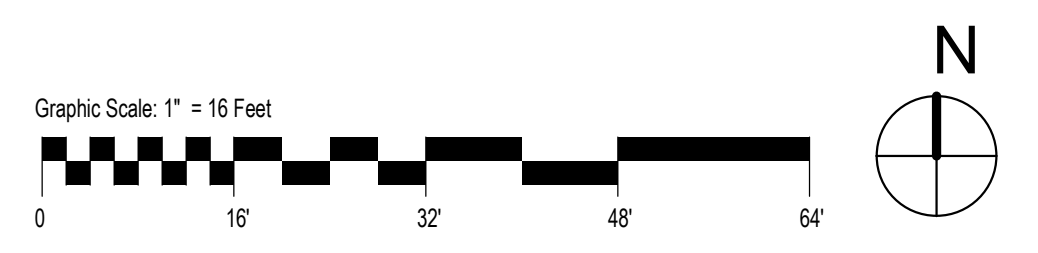
PER NCBC 1106:
PROPOSED: 373 RESIDENTIAL UNITS
REQUIRED TYPE A UNITS: 5% OF THE FIRST 100 UNITS AND THEN 2% OF REMAINING TO BE TYPE A UNITS
 = 11 TYPE A UNITS
REQUIRED ACCESSIBLE PARKING: 1 FOR EACH TYPE A UNIT PLUS 2% OF THE TOTAL (1/6 TO BE VAN SPACES, + EV VAN)
 = 17 TOTAL ACCESSIBLE PARKING SPACES
 = 4 VAN SPACES & 13 STANDARD ADA SPACES
TYPES OF PARKING SPACES PROVIDED:
 13 ADA
 4 ADA VAN
 35 COMPACT
 183 STANDARD
235 TOTAL PARKING SPACES



PARKING SCHEDULE		
LEVEL	TYPE	TOTAL
01-FIRST FLOOR	8X16 COMPACT	13
01-FIRST FLOOR	8X18 COMPACT	13
01-FIRST FLOOR	9X18 STANDARD	45
01-FIRST FLOOR	ADA	4
01-FIRST FLOOR	ADA VAN	3
01-FIRST FLOOR	ADA VAN ELECTRICAL VEHICLE	1
01-FIRST FLOOR	COMPACT ELECTRICAL VEHICLE	1
01-FIRST FLOOR	ELECTRIC VEHICLE	9
02-SECOND FLOOR	8X16 COMPACT	2
02-SECOND FLOOR	8X18 COMPACT	19
02-SECOND FLOOR	9X18 STANDARD	138
02-SECOND FLOOR	ADA	9
02-SECOND FLOOR	COMPACT ELECTRICAL VEHICLE	3
02-SECOND FLOOR	ELECTRIC VEHICLE	7
TOTAL SPACES PROVIDED: 235		235

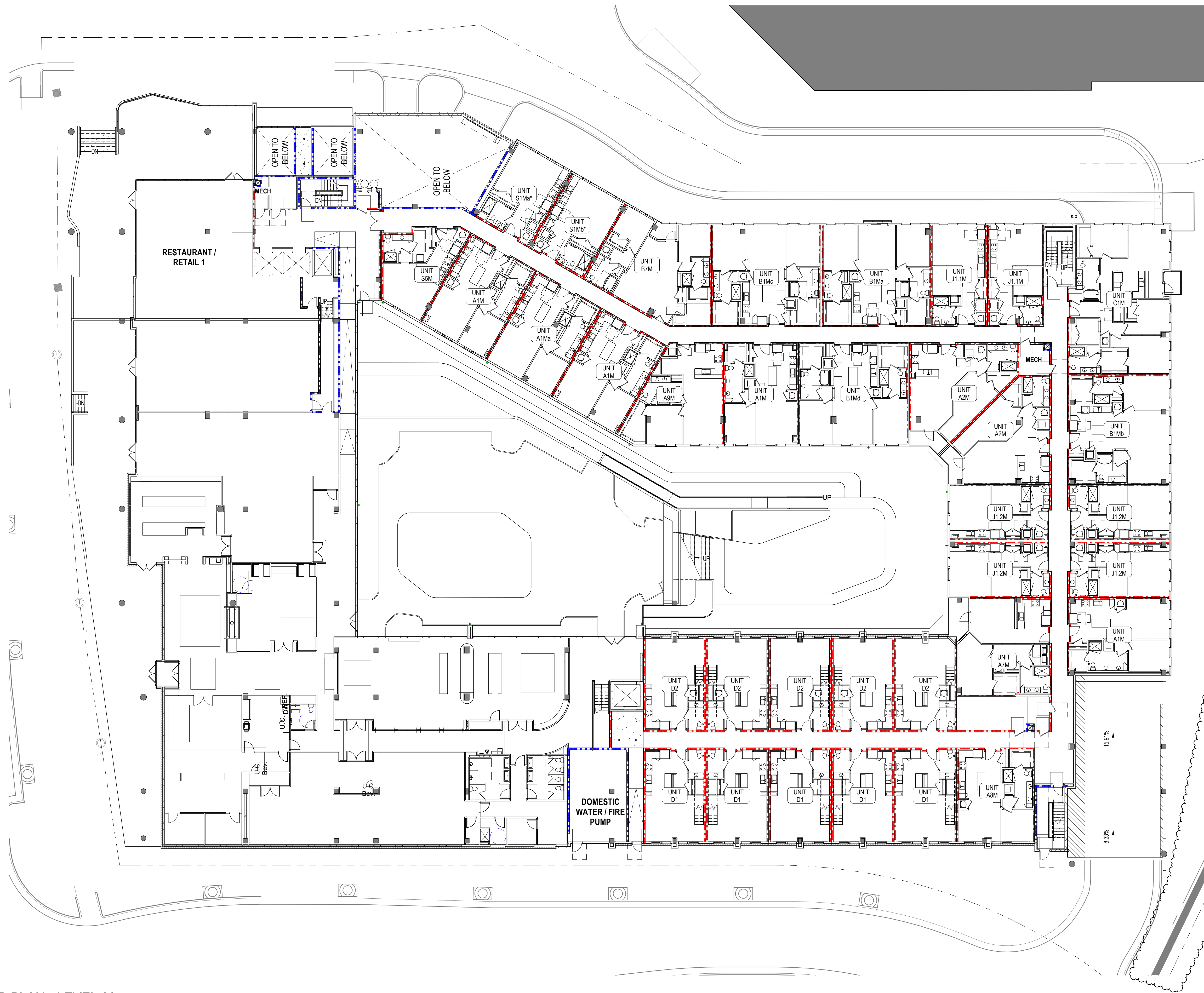
PER NCBC 1106:
PROPOSED 373 RESIDENTIAL UNITS
REQUIRED TYPE A UNITS: 5% OF THE FIRST 100 UNITS AND THEN 2% OF REMAINING TO BE TYPE A UNITS
 = 11 TYPE A UNITS
REQUIRED ACCESSIBLE PARKING: 1 FOR EACH TYPE A UNIT PLUS 2% OF THE TOTAL (1/6 TO BE VAN SPACES, +1 EV VAN)
 = 17 TOTAL ACCESSIBLE PARKING SPACES
 = 4 VAN SPACES & 13 STANDARD ADA SPACES
TYPES OF PARKING SPACES PROVIDED:
 13 ADA
 4 ADA VAN
 35 COMPACT
 183 STANDARD
235 TOTAL PARKING SPACES

FLOOR PLAN - LEVEL 02

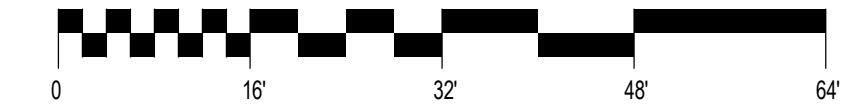


UNITS MARKED WITH "" ARE 550 SF

FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	9TH FLOOR	TOTAL
# UNITS <500 SF	2	2	4	4	4	4	2	22
TOTAL # UNITS	35	30	67	67	67	67	40	373
% UNITS <500 SF								5.9%



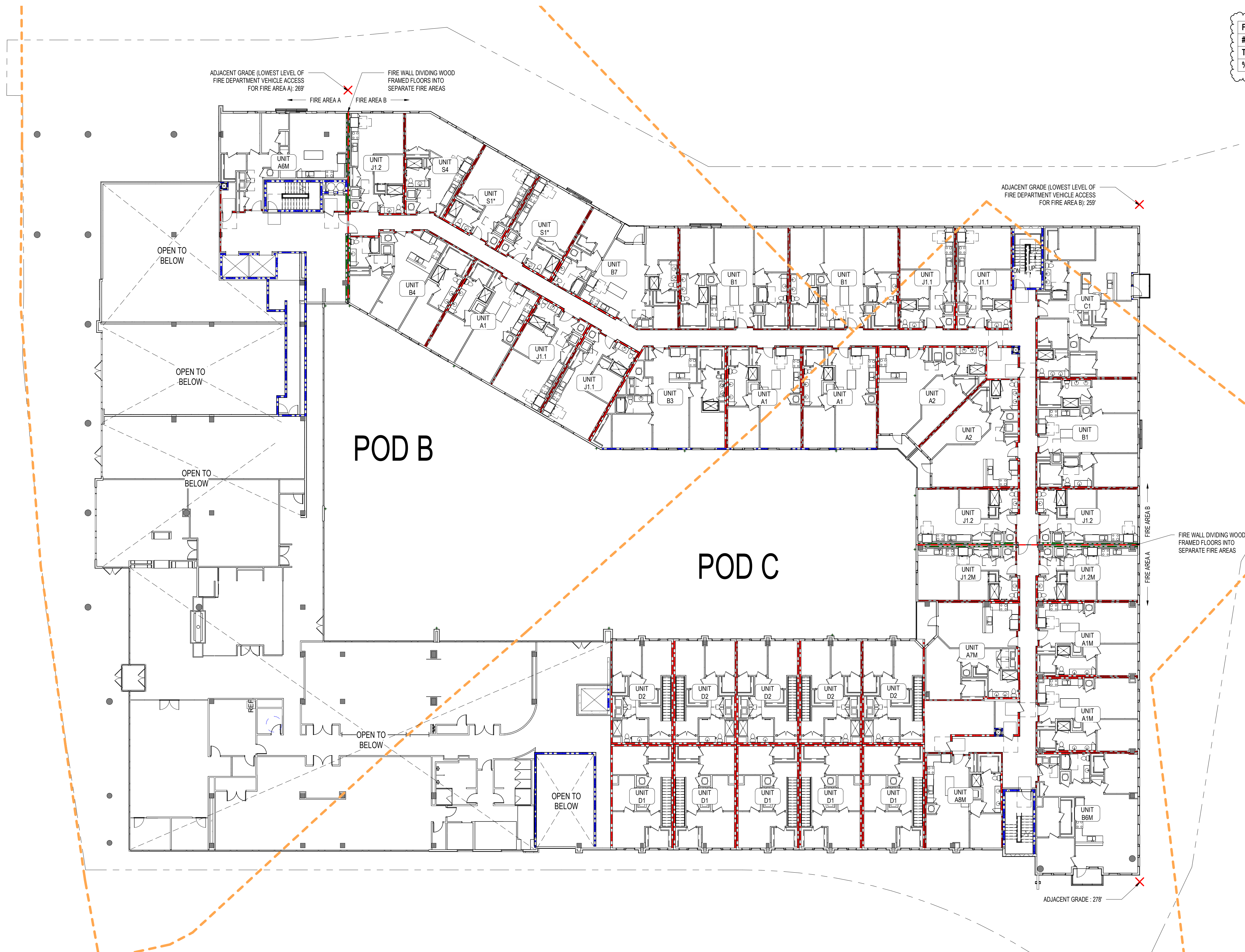
Graphic Scale: 1" = 16 Feet



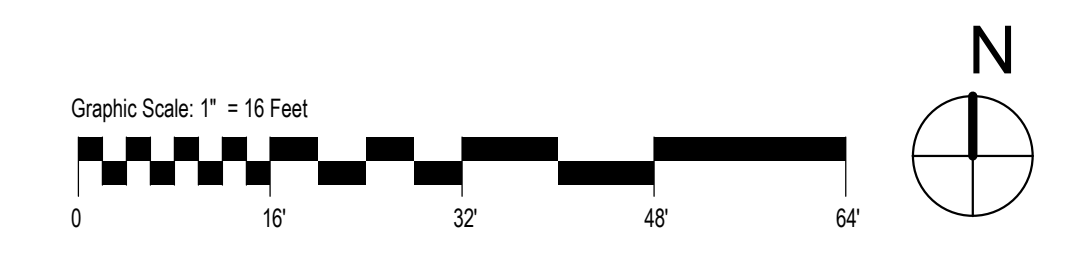
FLOOR PLAN - LEVEL 03

*UNITS MARKED WITH *** ARE 550 SF

FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	9TH FLOOR	TOTAL
# UNITS <500 SF	2	2	4	4	4	4	2	22
TOTAL # UNITS	35	30	67	67	67	67	40	373
% UNITS <500 SF								5.9%

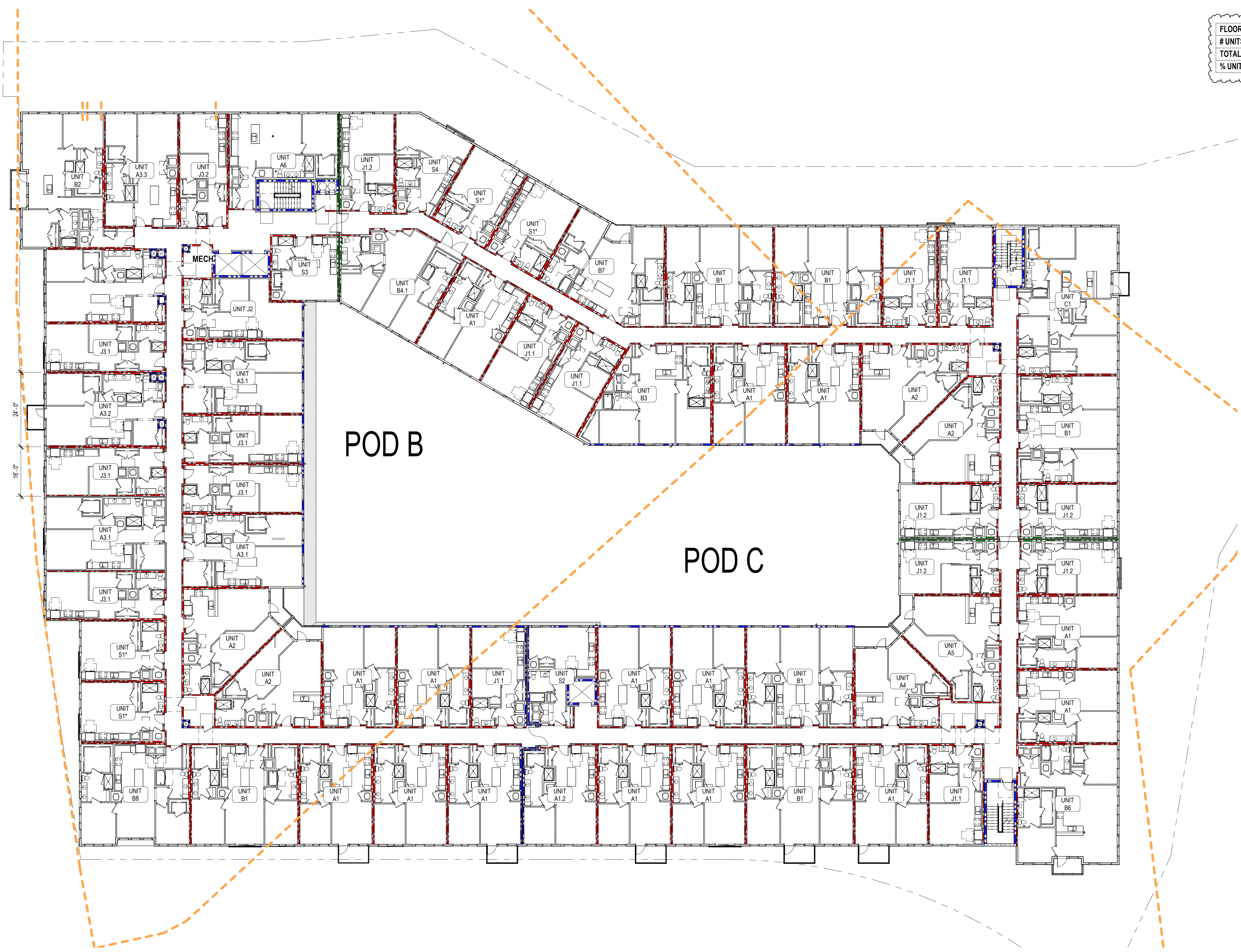


FLOOR PLAN - LEVEL 04

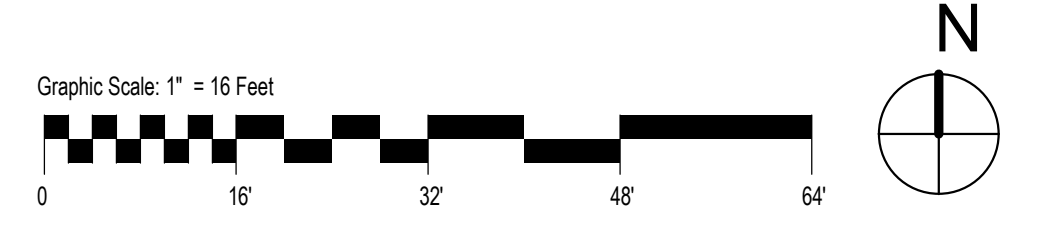


UNITS MARKED WITH "" ARE 550 SF

FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	9TH FLOOR	TOTAL
# UNITS <500 SF	2	2	4	4	4	4	2	22
TOTAL # UNITS	35	30	67	67	67	67	40	373
% UNITS <500 SF								5.9%

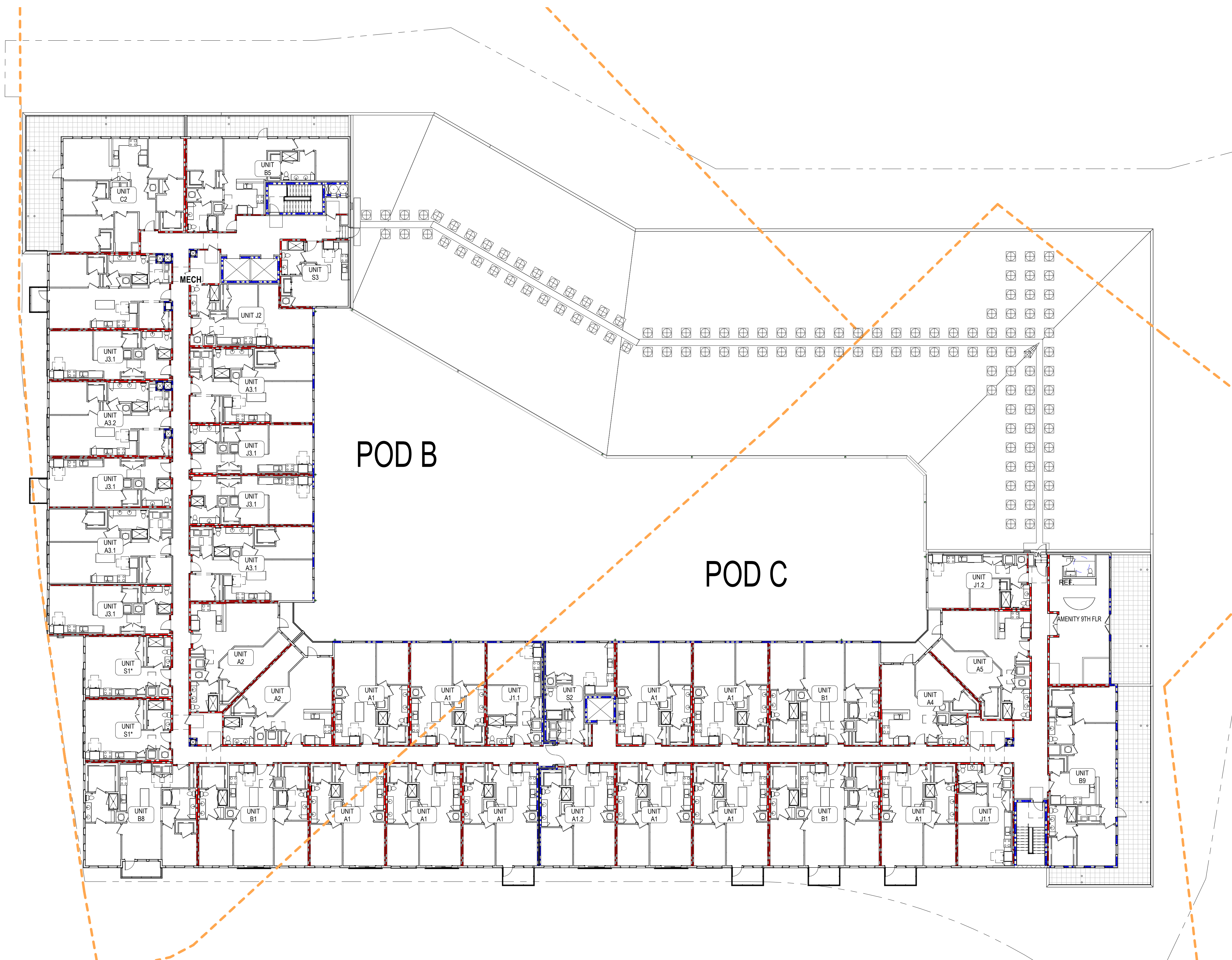


FLOOR PLAN - LEVEL 05-08 TYP.

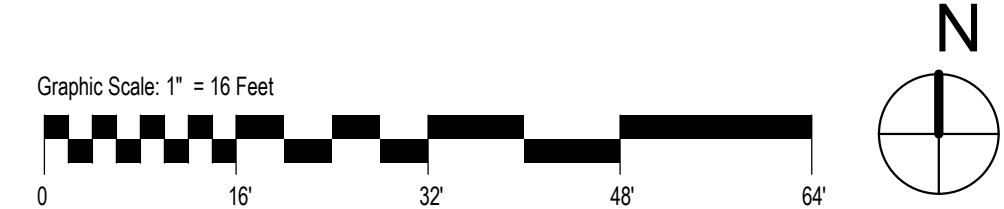


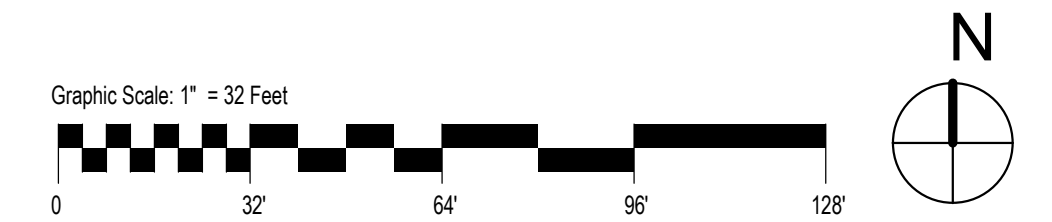
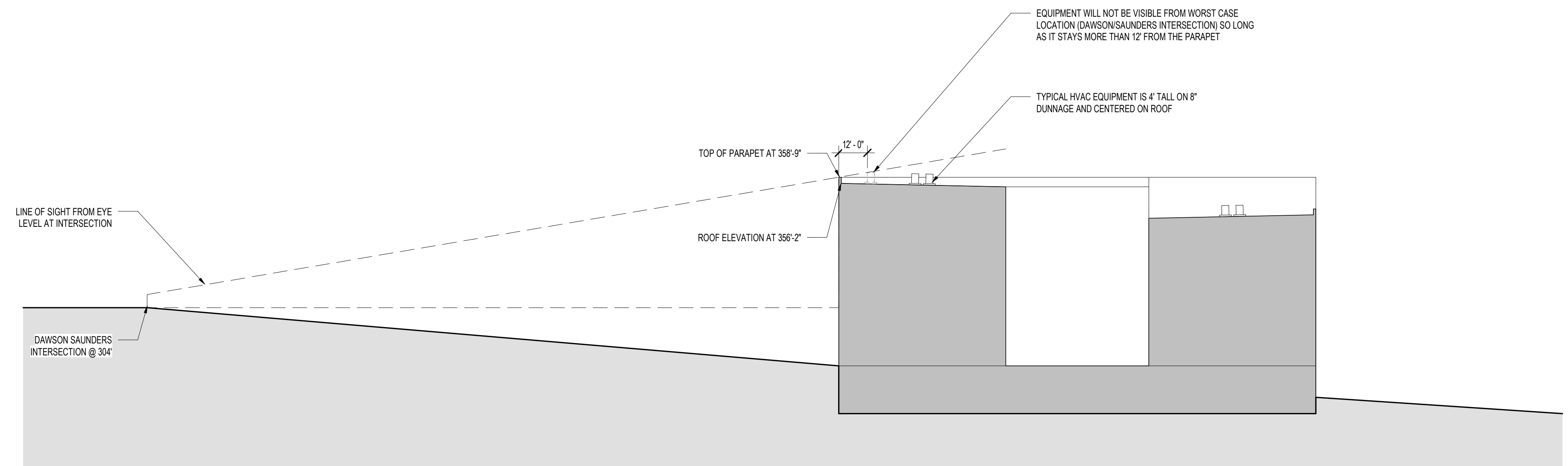
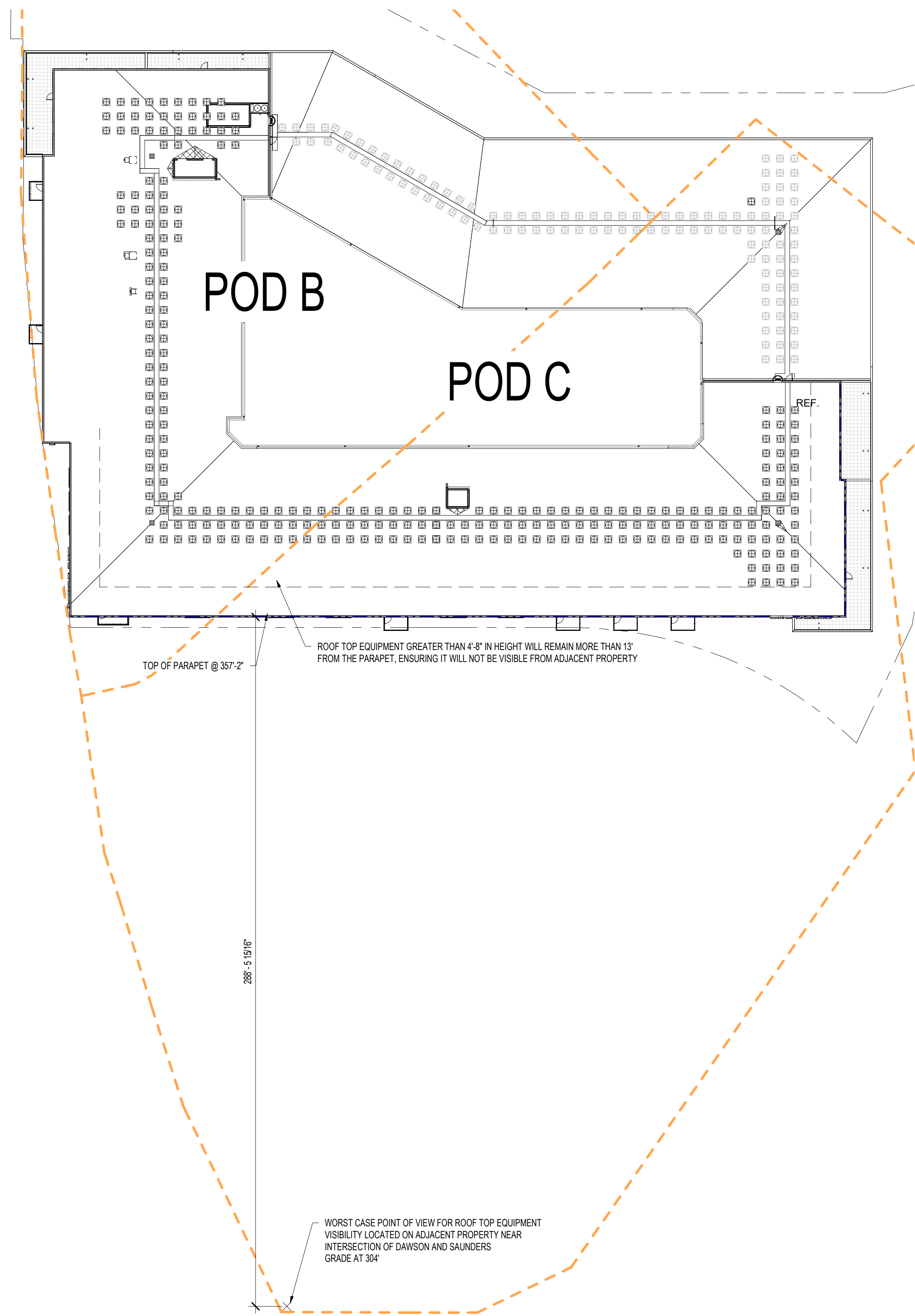
*UNITS MARKED WITH "" ARE 550 SF

FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	9TH FLOOR	TOTAL
# UNITS <500 SF	2	2	4	4	4	4	2	22
TOTAL # UNITS	35	30	67	67	67	67	40	373
% UNITS <500 SF								5.9%



FLOOR PLAN - LEVEL 09





ROOF PLAN AND SCREENING DIAGRAM