

Administrative Approval Action

Case File / Name: ASR-0025-2023 DSLC - Lot 17 at North Hills

LOCATION:This 2.65 acre site zoned PD (Planned District MP-3-16) is located on the north
side of the exit ramp of 440 at the intersection of the exit ramp and Six Forks
Road. The site address is 4006 Market at North Hills Street.
This is a 208 foot tall mixed use building of 652,568 square feet consisting of retail,
residential (397 dwelling units), and structured parking.DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:N/AFINDINGS:City Administration finds that this request, with the below conditions of

GS: 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 September 15, 2023 by Mcadams.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

☑ <u>SITE PERMITTING REVIEW</u> - 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. A (profile) detail of the proposed 10' retaining wall demonstrating compliance to the PD standards outlined under the Optional SHOD yard replacement section

Stormwater

- 2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
- 3. A stormwater control plan shall be approved (UDO 9.2).

☑ <u>**RECORDED MAP(S)**</u> - 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:

Public Utilities

1. 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.



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☑ <u>BUILDING PERMITS</u> - 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. Subdivision (Sub-0081-2022) shall be approved and A map shall be recorded showing the proposed lots.

Public Utilities

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

Stormwater

3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

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.

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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: October 18, 2026

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



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

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.

 Daniel L Stegall
 Date:
 10/18/2023

 Development Services Dir/Designee

 Signed: _____

Staff Coordinator: Michael Walters

<image/> <form><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></form>					I
<form><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><text><text><text><text></text></text></text></text></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></form>	Administrative Site Review Application Parama and Devisioned Classer Foreiros Creder - One State (Stringer, N.C. 2001; 1913; 995-2002) Relegit	NORTH H			<u> </u>
<form><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><text><text><text></text></text></text></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></form>	20 S 20 S 2				MCADAMS
<form><text><text><text></text></text></text></form>	Please multiry I IDO Section 10.7.8 to determine the site plan flar. If assistance determining a Site Plan Tion is peopled				
<form><form><form><form><form><form><text><text></text></text></form></form></form></form></form></form>	fee for this verification service.)				Suite 500 Raleigh, NC 27603
<form><form><section-header><form><section-header><form><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><text><text></text></text></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></form></section-header></form></section-header></form></form>	Building and Development Type (Check all that apply) Site Transaction History Detached General Subtrivion case #	REDEVE			fax 919. 361. 2269 license number: C-0293, C-187
<form><form><form><form><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></form></form></form></form>	Attached				
<form><form><section-header><section-header></section-header></section-header></form></form>	Apartment Cottage Court Tiny house Frequent Transit Development Option Development Option	4006 MARKET AT	NORTH HILLS STREET		
<form><form><form><form><text></text></form></form></form></form>	GENERAL INFORMATION				balderson@mcadamsco.com
<form><form><form></form></form></form>	Inside City limits? Yes 🖌 No	,		C0.01 APPROVAL FORMS	11011.01.00
<form><form><form><form><section-header></section-header></form></form></form></form>	4006 Market at North Hills Street	ΔΟΜΙΝΙΚΤΒΔ	TIVE SITE REVIEW		
<form><form><form></form></form></form>				C2.00 OVERALL SITE PLAN C2.01 SITE PLAN	4321 LASSITER AT NORTH HILLS AVENUE
<form><form></form></form>	Construction of a mixed use tower (19 floors) on structured parking.	PROJECT NUM	BER: ASR-0025-2023	C2.02 EASEMENT PLAN	
<form><form><form></form></form></form>	Company Title:		10 2022	C3.00 GRADING AND STORM DRAINAGE PLAN	VANTO
<form></form>	Phone #: 919-719-3573 Email: kwalker@kanerealtycorp.com		PRIL 18, 2022	C4.01 FIRE PROTECTION PLAN	
		PHYSICAL ADDRESS: 4006 MARKET AT NORTH HILLS STREET BALEIGH, MORTH CARCILINA 27009		C8.01 SITE DETAILS	
		DWNER: KANE BRAIT CONFORTION KANE BRAIT CONFORTION PO 80X 19007 RALEIGH, NC 27639			
<form></form>	-	PIN: 1/05/94136 REALESTATE ID: 0366508			COMPANY NAME
<form></form>	Phone #: 919-823-4300 Email: balderson@mcadamsco.com	PLANNED DEVELOPMENT TRACT: F WATERSHED: CRABTREE	E ROBAN ST.	C8.06 STORM DRAINAGE DETAILS	CITY, STATE, ZIP
<form></form>	Developer Contact:	PROJECT AREA: 2.65 AC			COMPANY NAME
	Address: 4321 Lassiter at North Hills Ave, Raleigh, NC 27609	AREA IN FLOODWAY/FLOODPLAN: NONE EXISTING LOT IMPERVIOUS: 2.52 AC. (95.0%)		ARCHITECT SHEET INDEX A0-01-ASR_LEVEL 01 - OVERALL - SITE PLAN COPY 1	CITY, STATE, ZIP
	Applicant Name: Jonathan Balderson Company: McAdams Address: 621 Hillsborough St, Suite 501, Raleigh, NC 27603	EXISTING LOTS: 2 MAX BUILDING HEIGHT: 295'	and the second	A0-07-ASR LEVEL 7-17 - OVERALL FLOOR PLAN - TOWER PLAN	STRUCTURAL ENGINEER
Near and the near	Phone #: 919-287-3500 Emsil: balderson@mcadamsco.com			A1-01-ASR LEVEL 01 - GROUND LEVEL ASR	ADDRESS
<form><form><form><form><form><form><form><form></form></form></form></form></form></form></form></form>	DEVELOPMENT TYPE + SITE DATE TABLE	BUILDING SQUARE FOOTAGE: RESIDENTIAL: 444,156 SF/397 UNITS (000 UNITS MAX) RETAIL: 8 959 SF (20,000 SF MAX)		A1-03-ASR LEVEL 03 - PARKING ASR	PHONE: XXX. XXX. XXXX
<form><form><form><form></form></form></form></form>	SITE DATA BUILDING DATA	TOTAL 652,568 SF		A1-05-ASR LEVEL 05 - TOP LEVEL - PARKING - ASR	COMPANY NAME
<form><form><form><form></form></form></form></form>	CX-40-CU 0	NORTH HILLS STREET (PROVIDED): 194' (70.8%) PARKING SUMMARY	RAMELINGO T		CITY, STATE, ZIP
<form><form><form><form><form><form><form><form><form><form><form><form><form><form><form></form></form></form></form></form></form></form></form></form></form></form></form></form></form></form>	# of parking spaces proposed: 562 New gross floor area: 652,568	1-86/STUDIO (209 UNITS) (449 SPACES (1.50 PER UNIT MAX) 2-88 (83 UNITS) 187 SPACES (2.25 PER UNIT MAX) 3-89 (15 UNITS) 45 SPACES (2.00 PER UNIT MAX)		A1-19-ASR LEVEL 19 - PENTHOUSE RESIDENTIAL FLOOR PLAN	COMPANY NAME
<form><form><form><form><form><form><form><form><form></form></form></form></form></form></form></form></form></form>	Overlay District (if applicable): n/a Proposed # of buildings: 1 Existing use (UDO 6.1.4): Parking Proposed # of stories for each: 19			A3-02-ASR EAST ELEVATION	CITY, STATE, ZIP
<form><form><form><form><form><form><form><form><form><form><form><form><form><form></form></form></form></form></form></form></form></form></form></form></form></form></form></form>	Proposed use (UDO 6.1.4): Mixed Use Proposed if of basement levels (UDO 1.5.7.6.6)	AMENDMENT		A3-04-ASR WEST ELEVATION	PHUNE: XXX, XXX, XXXX
<form><form><form><form><form><form><form><form><form><form></form></form></form></form></form></form></form></form></form></form>	Imperious Area on Parcel(s): Impervious Area for Compliance	(248 STANCARD, WITHIN PARKING DECK) (137 COMPACT, UTHIN PARKING DECK) (20 EV, WITHIN PARKING DECK, NOT COUNTED TOWARDS			
<form><form><form><form> numerical net net net net net net net net net net</form></form></form></form>	Existing (sf) 0 Proposed total (sf) 59,285	ADA SPACES:		110110	
<form><form><form></form></form></form>	Total # of dwelling units: 397 Total # of hotel bedrooms: 0				
<form><text><text><text><text><text><text><text></text></text></text></text></text></text></text></form>	# of bedroom units: 1br 299 2br 83 3br 15 4br or more	OVERALL PERCENTAGE OF STRUCTURED PARKING: 88.1% (495 STRUCTURED PARKING SPACES OF 562 TOTAL PARKING SPACES)	The Construction Contractor responsible for the extension of water, sever, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (319) 396-2409.	 WITHIN THE AREA OF A DEFINED SIGHT TRAANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, EVENC, SIGN, FOLIAGE, BERNING OR PARKED VARLESS BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB ELEVATION OR THE NEAREST TRAVELED WAY, IF 	
<form></form>	6200	0.13 ACRES (5,764 SF, 5.0% OF 2.65 AC)	and the Public Utilities Department at (<u>919) 996-4540</u> at least <u>twenty four hours</u> prior to beginning any of their construction.	 TREE CONSERVATION AREA IS REQUIRED TO BE SATISFIED THROUGH THE ORIGINAL SUBDIVISION PLAN PER UDO SECTION 9.1. SUBDIVISION PLAN IS BEING PERMITTED UNDER SPR-0020-2020; BM 2018, PG, 996. 	
<text><text><text><text><text><text><text><text><text><text><text><text><text><text><text><text><text><text><text></text></text></text></text></text></text></text></text></text></text></text></text></text></text></text></text></text></text></text>	Continue to Applicant Signature Block on Page Three.	ACCESSIBLE PARKING: REQUIRED: 12 SPACES, 2 OF WHICH MUST BE VAN ACCESSIBLE PROPOSED: 12 SPACES, 3 OF WHICH ARE VAN ACCESSIBLE	Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer faailities not inspected as a result		
<text><text><section-header><text><text><text><text><text><text><text><text></text></text></text></text></text></text></text></text></section-header></text></text>			Engline to call for inspection install a Downstream Plug have	ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS,	
<section-header></section-header>	2	TOTAL PROVIDED: 93 SPACES (24 SHORT TERM, 73 LONG TERM)	Permitted rivers on the Jobsite, or any other violation of City of Roleigh Standards will result in a <u>Cite and Possible Exclusion</u> from future work in the City of Raleigh.	SPECIFICATIONS AND DETAILS.	
				DRAINAGE AND UTILITY NOTES	REVISIONS
	Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lesse land, or an authorized agent of the landowner. An essement holder may also apply for development approval for such development as is			THE FOLLOWING CHANGES WERE MADE SINCE THE PREVIOUS ASR SUBMISSION: - ONE LEVEL WAS REMOVED FROM THE RESIDENTIAL TOWER - THE EAST WING OF THE RESIDENTIAL TOWER WAS EXTENDED SOUTH ABOUT 42'	NO. DATE
or dr g bractora adhones dh postada les de la dre gonzal postada les da les de la dre gonzal postada les de la dre gonzal postad de la dre gon	a autorized by the easement.			THE OVERALL UNIT COUNT WAS INCREASED BY 7 UNITS, FROM 390 TO 397 UNITS SEVERAL COLUMINS WERE ADDED TO SUPPORT THE EXPANSION OF THE RESIDENTIAL TOWER	1 06.08.2023 RESPONSE TO 1ST ASR COMMENTS 2 07.24.2023 RESPONSE TO 2ND ASR COMMENTS 3 09.15.2023 RESPONSE TO 3RD ASR COMMENTS
The undergright middless that the property owned is a special middless that the property owned is a special middle middless that the property owned is a special middle middless that the property owned is a special middle middle middle middless that the property owned is a special middle middle middle middle middless that the property owned is a special middle middle middle middle middless that the property owned is a special middle middle middle middle middle middless that the property owned is a special middle middle middle middle middle middle middless that the property owned is a special middle middl	concort the persons authorized by state law (N.C.G.S. 1600-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements make in the application are correct and the undersigned understands that developments approvals are subject to revocation for false also acknowledge and the services that development approvals are subject to revocation for false also acknowledge and the services that development approvals.	4. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE		5,	
h a back on note at the measure of the application or control at the measure of the application or contrel at the measure of the application or contrel at t	2 160D-403(f).		ROLLOFF COMPACTOR. IN THE INSIDE TO MAIN CASE TO MAIN CAS		
h a back on note at the measure of the application or control at the measure of the application or contrel at the measure of the application or contrel at t	E Development Ordinance.	STANDARDS, INCLUDING BUT NOT LIMITED TO: - MANUAL ON LIMITEON TARAFIC CONTROL (MULTCI); - MUBLIC RIGHTS-GF-MAY ACCESSIBILITY OLIDIELINES (PROWAG); - MUBLIC RIGHTS-GF-MAY ACCESSIBILITY - MUBLIC RIGHTS-GF-MAY ACCESSIBILI	CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT	1	
Signature: Date: 0608/2023 MANUAL ON UNFORM TRAFFIC CONTIOL DEVICES (MUTCO).	The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1), if this permit application is placed on hold at the request of the applicant for a ported of elx consecutive months or more, or if the applicant fails to reserved in concented or provide artificional information remainsed by the NC for a particul of the months of the security	 AVARISTICAN DISARUT Y ACL (AUA) REQUIREMENTS; RALIEGH STREET DESIGN MANUAL (ISSON); 6. ALL PUBLIC SIDEVALUS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY (IMPAIRED AMD/DR 	OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED.		REVIEW DRAWINGS FOR:
	months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.	PEORLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEOPSTRIAL ROUTES DURING CONSTITUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDEL IVES (PROWAG). THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE			
	Signature: Unate: 06/08/2023 Printed Name: Jonathan Balderson	INVERSION ON UNECONT INVERTIGATION INFORMATION DEVICES (MUTCO). 7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.	~	PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION	PROJECT NUMBER: KAN-21004

GENERAL NOTES:

- 1. OWNER RESERVES RIGHT TO ADJUST SITE IMPROVEMENTS AND MODIFY BUILDING FOOTPRINTS FROM THOSE SHOWN ON THIS PLAN.
- 2. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH PUBLIC WORKS, ENGINEERING INSPECTIONS DEPARTMENT (919) 996-6824, AND A REPRESENTATIVE OF THE ENGINEER AND OWNER.
- 3. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE SITE CONTRACTOR, AFTER PERMISSION BY EROSION CONTROL INSPECTOR.
- 4 EXISTING UTILITIES AND STRUCTURES SHOWN BOTH UNDERGROUND AND ABOVE GROUND ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE AND ENGINEER IMMEDIATELY.

SANITARY SEWER NOTES:

- 1. ALL SEWER SERVICES IN PUBLIC R.O.W. SHALL BE INSTALLED BY A LICENSED UTILITY CONTRACTOR.
- 2. BEFORE COMMENCING ANY EXCAVATION IN ANY HIGHWAY, STREET, PUBLIC SPACE, OR IN AN EASEMENT THE NORTH CAROLINA UNDERGROUND DAMAGE PREVENTION ACT REQUIRES NOTIFICATION OF EACH UTILITY OWNER HAVING U.G. UTILITIES LOCATED IN THE PROPOSED AREA TO BE EXCAVATED. EITHER ORALLY OR IN WRITING, NOT LESS THAN 2 DAYS NOR MORE THAN 10 WORKING DAYS PRIOR TO STARTING OF THE INTENT TO EXCAVATE
- 3. ANY EXISTING UTILITY APPURTENANCES SHALL NOT BE REUSED ON PROPOSED IMPROVEMENTS.
- 4. ALL PROPOSED SEWER ON THIS SITE IS TO BE PRIVATE.
- 5. ALL 8" SEWER SHALL BE PVC SDR-35 AND ALL 6" SEWER SHALL BE PVC SCH.40 UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- 6. MINIMUM COVER TO FINISHED GRADE OF 5 FEET IN TRAFFIC AREAS TO BE PROVIDED FOR ALL COLLECTOR LINES 4 INCHES AND LARGER. IF LESS THAN 5 FEET OR DEEPER THAN 12', DUCTILE IRON PIPE SHALL BE REQUIRED WITH TYPE 1 BEDDING TO A COVER AT A MIN OF 3 FEET.
- 7. MINIMUM SLOPE FOR THE 8 INCH SANITARY SEWER COLLECTION LINE IS 0.50% AND THE MINIMUM SLOPE FOR THE 6 INCH SANITARY SEWER SHALL BE NO LESS THAN 1.0% (WITH CLEANOUTS EVERY 75 LINEAL FEET).
- 8. SEWER CLEANOUTS ARE NOT ALLOWED IN DRIVEWAYS, SIDEWALKS AND PARKING LOTS UNLESS SHOWN OTHERWISE. CLEANOUTS WITHIN ASPHALT PAVED TRAFFIC AREAS SHALL BE INSTALLED IN TRAFFIC RATED MINI-MANHOLES. DOMESTICALLY CAST.
- 9. ALL EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. CONTRACTOR SHALL VERIFY ACTUAL LOCATION AND DEPTHS IN FIELD PRIOR TO BEGINNING CONSTRUCTION.
- 10. UTILITY SLEEVES SHALL BE PVC (SCH. 40). INSTALL WITH 2' MINIMUM COVER. CAP AND MARK BOTH ENDS.

WATER NOTES:

2. WATER DESIGN

- WATER TO BE USED DURING CONSTRUCTION SHALL EITHER HAVE A PERMANENT TAP INSTALLED THROUGH A NEW SERVICE TAP PERMIT. OR A RENTAL OF A HYDRANT METER SHALL BE SECURED TEMPORARILY: THROUGH THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 2.1. PUBLIC WATER SYSTEMS SHALL CONFORM TO PUBLIC DISTRIBUTION SYSTEM STANDARDS. 2.2. PRIVATE DISTRIBUTION SYSTEMS SHALL HAVE A MASTER METER AND MASTER BACK FLOW DEVICE.
- 3. ALL 6" & 8" WATERLINES, SHALL BE DUCTILE IRON PRESSURE CLASS 350 PER CITY OF RALEIGH STANDARDS. ALL 2" WATERLINE SHALL BE TYPE K-COPPER.
- 4. ALL MAINS SHALL HAVE A MINIMUM 36" COVER.
- 5. ALL MAINS SHALL HAVE A TYPE 1 LAYING CONDITIONS (GEOTECHNICAL EVALUATION AND COMPACTION REPORTS SHALL BE PROVIDED TO ENGINEER WITH AS-BUILT SUBMITTAL)
- 6. ALL MAINS SHALL HAVE A WORKING PRESSURE OF 150 PSI AND A SURGE PRESSURE OF 300 PSI.
- 7. SERVICE CONNECTIONS CAN ONLY BE MADE TO A PRESSURIZED PIPE UP TO 12" PER CORPUD HANDBOOK.
- 8. REFER TO CORPUD HANDBOOK FOR TESTING AND APPROVAL PROCEDURE PRIOR TO ACCEPTANCE.
- 9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI.
- 10. ALL EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. CONTRACTOR SHALL VERIFY ACTUAL LOCATION AND DEPTHS IN FIELD PRIOR TO BEGINNING CONSTRUCTION.

TRIP GENERATION TABLE:

SUMMARY (BUILD)

GROSS TRIP GENERATION

	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
	Lanu Ose	Enter	Exit	Enter	Exit	Enter	Exit
5	Office	6,408	6,408	1,853	253	395	1,928
2	Retail	4,062	4,062	114	70	346	375
<u> </u>	Restaurant	6,777	6,777	317	259	630	420
INP	Cinema/Entertainment						
	Residential	8,874	8,874	287	1,100	1,041	571
	Hotel	1,031	1,031	85	59	83	80
		27,152	27,152	2,656	1,741	2,495	3,374

			INTERN	IAL TRIPS				
	Level Here	Daily		A.M. Pe	A.M. Peak Hour		P.M. Peak Hour	
H	Land Use	Enter	Exit	Enter	Exit	Enter	Exit	
	Office	2,144	1,755	166	109	44	80	
ā	Retail	2,660	2,383	61	35	242	229	
	Restaurant	3,225	3,414	150	102	242	290	
В	Cinema/Entertainment	0	0	0	0	0	0	
	Residential	1,653	2,028	16	96	213	156	
	Hotel	489	591	3	54	53	39	
		10,171	10,171	396	396	794	794	
	% Reduction	37.	5%	18.	0%	27.	1%	

EXTERNAL TRIPS

F	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
	Land Use	Enter	Exit	Enter	Exit	Enter	Exit
5	Office	4,264	4,653	1,687	144	351	1,848
<u>م</u>	Retail	1,402	1,679	53	35	104	146
UT	Restaurant	3,552	3,363	167	157	388	130
	Cinema/Entertainment	0	0	0	0	0	0
0	Residential	7,221	6,846	271	1,004	828	415
	Hotel	542	440	82	5	30	41
		16,981	16,981	2,260	1,345	1,701	2,580

SITE PLAN NOTES

- 1. NON-ALLEY LOADED DRIVEWAYS MAY INTERSECT A STREET NO CLOSER THAN 20 FEET FROM THE INTERSECTION OF TWO STREET RIGHT-OF-WAYS. THE MINIMUM CORNER CLEARANCE FROM CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE RADIUS OF CURVATURE, OR 20 FEET FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, WHICH EVER IS GREATER. THE RADIUS OF THE DRIVEWAY SHALL NOT ENCROACH ON THE MINIMUM CORNER CLEARANCE. REFER TO SECTION 6.5 OF THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL FOR ADDITIONAL
- 2. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50' OF ALL MINOR RESIDENTIAL, RESIDENTIAL, AND RESIDENTIAL COLLECTOR INTERSECTIONS. THE FULL LENGTH OF THE RIGHT-OF-WAY SHALL BE CLEARED AND GRADED ALONG ALL MAJOR, MINOR. & SENSITIVE AREA THOROUGHFARES.
- WITHIN THE AREA DEFINED SIGHT TRIANGLES SHOWN ON THESE PLANS, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND 8 FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY IF NO CURB LINE EXISTS. REFER TO SECTION 6.12 OF THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL FOR ADDITIONAL DETAILS.
- 4. MULTIWAY STOP CONTROL WILL NOT BE USED AT ANY PUBLIC STREET INTERSECTION WITHOUT AN ENGINEERING STUDY TO PROVIDE DATA TO CITY OF RALEIGH TRANSPORTATION DIVISION THAT THE MULTIWAY STOP INSTALLATION WARRANTS CAN BE MET AND ORDINANCED BY CITY COUNCIL APPROVAL
- 5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
- 6. ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 7. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
- 8. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- 9. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
- 10. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY
- 11. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- 12. PRIOR TO BEGINNING CONSTRUCTION BEYOND EROSION CONTROL MEASURES, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT (919) 996-2409, AND A REPRESENTATIVE OF THE ENGINEER AND OWNER. THE PURPOSE OF THIS MEETING IS TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THE FACILITIES DURING CONSTRUCTION.
- 13. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- 14. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) DETAILS.
- VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 16. TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
- 17. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.
- 18. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS STAFF FOR FURTHER GUIDANCE.
- 19. ALL SIGNAGE ASSOCIATED WITH THE PUBLIC STREET SYSTEM SHALL ADHERE TO MUTCD STANDARDS AND SPECIFICATIONS.
- 20. ANY TRANSIT STOP LOCATIONS SHOWN ARE PRELIMINARY ONLY. FINAL LOCATION SHALL BE DETERMINED ONCE THE CITY OF RALEIGH TRANSIT ROUTE HAS BEEN FINALIZED. ALL TRANSIT STOPS SHALL HAVE A 10'x20'x6" (3000 PSI) CONCRETE PAD.

ATTENTION CONTRACTORS

of this notification failure.

future work in the City of Raleigh.

- 15. ALL SIDEWALKS THAT CONNECT TO THE PUBLIC RIGHT-OF-WAY MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND. HAVE LOW

- The **Construction Contractor** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409, and the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.
- Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result
- Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from

CITY OF RALEIGH PUBLIC UTILITIES STANDARD UTILITY NOTES (AS APPLICABLE)

- 1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD 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 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 DIAMFTER
 - 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
- 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 INTERRUPTIONS 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 CORPUD HANDBOOK PROCEDURE.
- 7. INSTALL 6" COPPER* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 10'X8' 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 6" PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- 24. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. WHERE SANITARY SERVICES ARE SERVING A BUILDING INSTALLED ON A FLOOR WITH A FINISHED FLOOR ELEVATION BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, SUCH FIXTURES SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE SERVICE LINE. SANITARY SERVICES SERVING A BUILDING WITH A FINISHED FLOOR ELEVATION ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER SHALL NOT DISCHARGE THROUGH A BACKWATER VALVE
- 25. 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.
- 26. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- 27. 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 STEPHEN CALVERLEY AT (919) 296-2334 OR STEPHEN.CALVERLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
- 28. 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.

ADDITIONAL UTILITY NOTES

- ALL WATER MAINS, SERVICES AND FIRE SERVICES GREATER THAN 2" DIAMETER ARE TO BE DUCTILE IRON PIPE. 2" & SMALLER DOMESTIC SERVICES MUST BE TYPE K SOFT COPPER (WITHOUT FITTINGS) TO THE WATER METER.
- 2. ALL SEWER MAINS SHALL BE FITHER PVC OR DUCTILE IRON PIPE AS SHOWN ON THE PLANS, ALL PIPE MATERIAL SHALL MEET CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AS DEFINED IN THE LATEST ISSUE OF THE PUBLIC UTILITIES HANDBOOK AND/OR UNIFIED DEVELOPMENT ORDINANCE (UDO).
- 3. ALL FIRE HYDRANTS ALONG PUBLIC R/W LINES SHALL HAVE A 5'Wx5'L CITY OF RALEIGH WATERLINE EASEMENT ONTO ADJACENT PROPERTY.
- 4. ALL SANITARY SEWER INTERCEPTOR LINES (12" AND LARGER), AS WELL AS MANHOLES AND FITTINGS ASSOCIATED WITH THE INTERCEPTOR LINE, SHALL BE INTERNALLY LINED WITH PROTECTO 401 OR APPROVED EQUAL TO PREVENT HYDROGEN SULFIDE CORROSION. SEE THE CURRENT CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT HANDBOOK FOR APPROVED COATINGS AND APPLICATION METHODS.
- 5. IN ACCORDANCE WITH GENERAL STATUTE 87-121(G), ALL UNDERGROUND UTILITIES INSTALLED AFTER OCTOBER 1, 2014 SHALL BE ELECTRONICALLY LOCATABLE. CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR DETAILS AND SPECIFICATIONS FOR MEETING THESE REQUIREMENTS.
- EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- 7. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE OWNED, OPERATED, AND MAINTAINED BY THE CITY OF RALEIGH.
- 8. ALL WATER AND SEWER MAINS NOT WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER.
- 9. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER **IMMEDIATELY**
- 10. ALL UTILITY SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH 2' MINIMUM COVER. BOTH ENDS SHALL BE CAPPED AND

CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NC DOT STANDARDS.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION)
- PRIOR TO THE START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH RANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT 919-996-2409 TO SET UP THE MEETING.
- 5. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM THE RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- 6. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION
- 8. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. EXISTING PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

Know what's below. Call before you dig.



- APPLICABLE.
- IMMEDIATELY
- REPRESENTATIVE OF THE OWNER.

STORM DRAINAGE NOTES

- STANDARD, USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
- REMOVED AND REPLACED WITH SUITABLE MATERIAL.

- TO THEIR DESIGN.

DEMOLITION NOTES:

1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS

4. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER

PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH STORMWATER AND EROSION CONTROL DEPARTMENT, THE ENGINEER AND A

CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TIMING OF REMOVAL SHALL BE COORDINATED WITH THE EROSION CONTROL INSPECTOR.

EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

8. SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

ALL STORM DRAINAGE PIPES SHOWN SHALL BE REINFORCED CONCRETE (RCP) (MINIMUM CLASS III) UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE WITH THE GEOTECH TO VERIFY TYPE OF BEDDING REQUIRED BASED ON SOIL CONDITIONS. CONTRACTOR TO SELECT REQUIRED CLASS OF PIPE BASED ON DEPTH OF PIPE AND BEDDING PROVIDED PER THE AMERICAN CONCRETE PIPE ASSOCIATION GUIDELINES.

2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS.

3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.

4 ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.

5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.

6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE

ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.

8. MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE OR GEOTECH AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE

BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95 % OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100 PERCENT STANDARD PROCTOR.

10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.

11. ALL CONCRETE PIPE AND PRECAST STORM STRUCTURES SHALL MEET NCDOT STANDARDS BY MANUFACTURER.

12. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL PIPE AND STRUCTURES FOR CRACKS OR BREAKS, PRIOR TO INSTALLATION. ANY DAMAGED ITEMS SHALL NOT BE INSTALLED.

13. "KNOCK-OUT" BOXES OR HDPE PIPE SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAYS UNLESS APPROVED IN WRITING BY CITY OF RALEIGH STORMWATER DEPARTMENT.

RETAINING WALL NOTES

THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE TOP OF THE WALL. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING RETAINING WALLS ARE NOT LOCATED IN ANY STREAM BLIFFERS, AND THEIR CONSTRUCTION DOES NOT ENCROACH INTO ANY ADJACENT PROPERTIES DUE TO ANY BATTER INCORPORATED IN THE DESIGN OF THE WALLS.

RETAINING WALLS ARE TO BE DESIGN-BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALLS.

RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL. UNLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER. THAT READILY AVAILABLE ON-SITE SOILS CAN BE USED.

THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FOOTING OR ABOVE GRADE TO THE TOP OF THE CAP BLOCK COURSE SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.

5. ALL RETAINING WALLS OVER 30" HIGH SHALL HAVE A SAFETY FENCE (DESIGN BY OTHERS)

ANY PART OF ANY RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT AGREEMENT. ENCROACHMENT AGREEMENTS FOR RETAINING WALLS SHALL BE APPROVED PRIOR TO CONSTRUCTION DRAWING APPROVAL. 7. ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY.

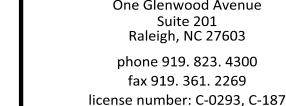
8. STORMWATER RUN-OFF SHALL BE DIRECTED AWAY FROM RETAINING WALLS. ANY RUN-OFF FLOWING TO AND OVER A RETAINING WALL SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND BROUGHT TO THE ATTENTION OF THE WALL DESIGNER PRIOR

RETAINING WALL THAT ARE LOCATED WITHIN 30 FEET OF A PUBLIC SIDEWALK SHALL BE REQUIRED TO ADHERE TO THE FOLLOWING. A FREESTANDING WALL MAY NOT EXCEED A CONTINUOUS, UNINTERRUPTED HEIGHT OF 10 FEET. ADDITIONAL HEIGHT ABOVE 10 FEET MAY BE PERMITTED. PROVIDED THE WALL CONTAINS A MINIMUM 2-FOOT STEP BACK FOR EACH ADDITIONAL 10 FEET OF WALL HEIGHT. A TYPE C2 STREET PROTECTIVE YARD SHALL BE REQUIRED FOR ANY FREESTANDING RETAINING WALL OF AT LEAST 10 FEET IN HEIGHT. WHERE THE RETAINING WALL GAINS ADDITIONAL HEIGHT WILL A STEP BACK, THE STEP BACK AREA SHALL PROVIDE THE QUANTITY OF SHRUBS EQUAL TO A TYPE C3 STREET PROTECTIVE YARD.

L. IN ACCORDANCE WITH 40 CFR, PART 61, SUBPART M, A THOROUGH INSPECTION SHALL BE CONDUCTED FOR ASBESTOS-CONTAINING MATERIALS, PRIOR TO CONDUCTING A RENOVATION OR DEMOLITION ACTIVITY OF AN EXISTING STRUCTURE. THE ASBESTOS INSPECTION MUST BE CONDUCTED BY A NORTH CAROLINA ACCREDITED ASBESTOS INSPECTOR. ALL REGULATED AND/OR FRIABLE ASBESTOS-CONTAINING MATERIALS IDENTIFIED DURING THE SURVEY, WHICH WILL BE DISTURBED, MUST BE PROPERLY REMOVED BY ACCREDITED INDIVIDUALS BEFORE BEGINNING THE RENOVATION OR DEMOLITION ACTIVITY. IF REGULATED AND/OR FRIABLE ASBESTOS CONTAINING MATERIALS TO BE REMOVED EXCEED 160 SOUARE FEET. 260 LINEAR FEET OR 35 CUBIC FEET, A PERMIT SHALL BE APPLIED FOR THROUGH THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES.

2. ALL MATERIAL TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A PERMITTED SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS.

> ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.



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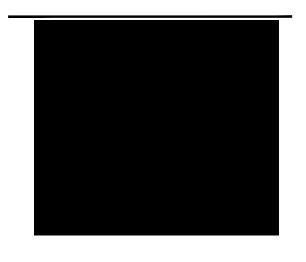
The John R. McAdams Company,

CLIENT

KANE REALTY CORPORATION 4321 LASSITER AT NORTH HILLS AVENU SUITE 250 RALEIGH, NORTH CAROLINA 27609







REVISIONS

N0.	DATE	
1	06. 08. 2023	RESPONSE TO 1ST ASR COMMENTS
2	07. 24. 2023	RESPONSE TO 2ND ASR COMMENTS
2	09. 15. 2023	RESPONSE TO 3RD ASR COMMENTS

PLAN INFORMATION

PROJECT NO.	KAN-21004
FILENAME	KAN21004-ASR-N1
CHECKED BY	UV
DRAWN BY	JCS
SCALE	NTS
DATE	04. 18. 2022
SHEET	

PROJECT NOTES





May 30, 2023

Kallie Walker 4321 Lassiter at North Hills Ave #250 Raleigh, NC 27609

RE: "Will Serve" Letter for Solid Waste and Recycling for Lot 17

In response to your request, this letter serves as confirmation that GFL Environmental can provide waste and recycling services at the proposed Lot 17 project, located at 4006 The Market at North Hills Street, Raleigh, North Carolina, 27609.

If the project design changes, this letter is void and a new letter must be issued. Additionally, this letter is nontransferable.

Sincerely,

Melissa Dixon

Melissa Dixon National Accounts Sales Executive GFL Environmental <u>melissa.dixon@gflenv.com</u>

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



Know what's below. Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



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ATTENTION CONTRACTORS

The **Construction Contractor** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for <u>contacting</u> the **Public Works Department** at (919) 996-2409, and the **Public Utilities Department** at (919) 996-4540 at least <u>twenty four hours</u> prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a <u>Fine and Possible Exclusion</u> from future work in the City of Raleigh.

> ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

CO.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

 N0.
 DATE

 1
 06. 08. 2023
 RESPONSE TO 1ST ASR COMMENTS

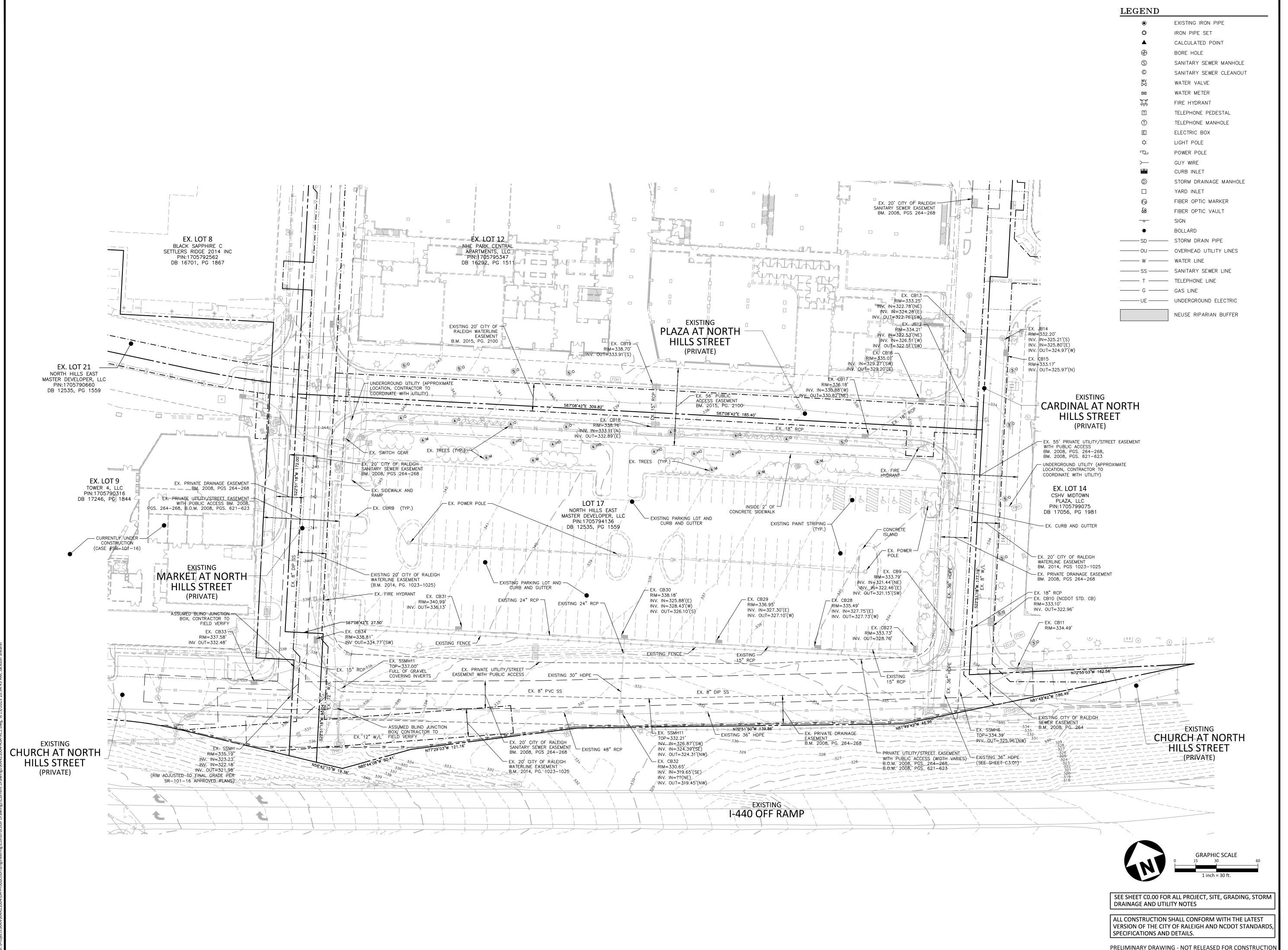
2 07. 24. 2023 RESPONSE TO 2ND ASR COMMENTS

2 09. 15. 2023 RESPONSE TO 3RD ASR COMMENTS

PLAN INFORMATION

04. 18. 2022
NTS
CGH
JRB
KAN21004-ASR-N1
KAN-21004

APPROVAL FORMS





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REVISIONS

NO. DATE 1 06. 08. 2023 RESPONSE TO 1ST ASR COMMENTS 2 07. 24. 2023 RESPONSE TO 2ND ASR COMMENTS

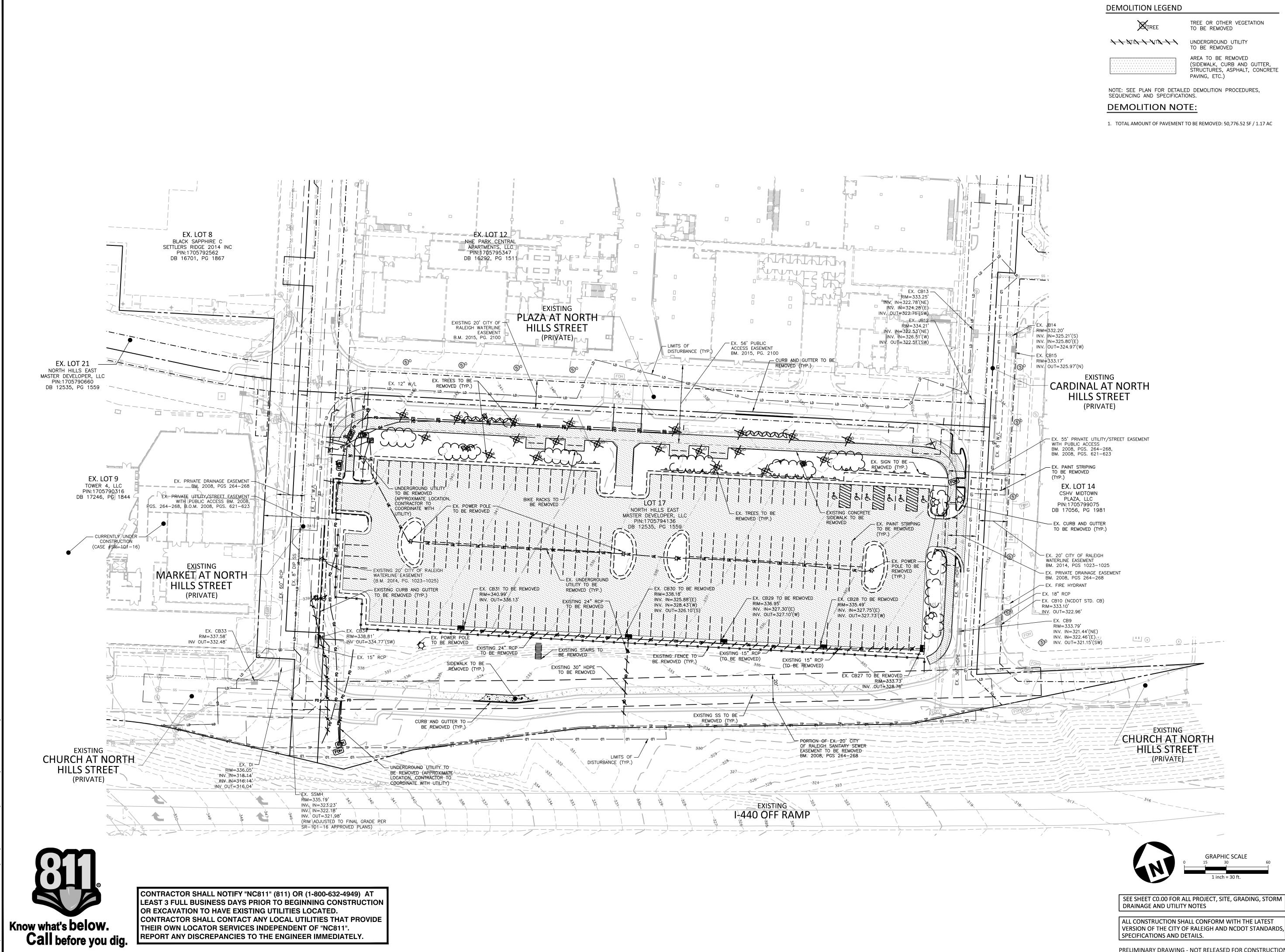
2 09. 15. 2023 RESPONSE TO 3RD ASR COMMENTS

PLAN INFORMATION

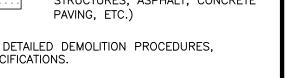
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FILENAME	KAN21004-ASR-XC1
CHECKED BY	AP
DRAWN BY	JCS
SCALE	1" = 30'
DATE	04. 18. 2022
SHEET	

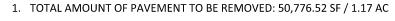
EXISTING CONDITIONS





(SIDEWALK, CURB AND GUTTER, STRUCTURES, ASPHALT, CONCRETE





MCADAMS

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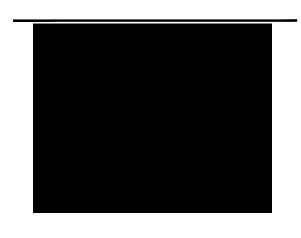
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CLIENT

KANE REALTY CORPORATION 4321 LASSITER AT NORTH HILLS AVENUE SUITE 250 RALEIGH, NORTH CAROLINA 27609







REVISIONS

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1	06. 08. 2023	RESPONSE TO 1ST ASR COMM
2	07. 24. 2023	RESPONSE TO 2ND ASR COM
n n	00 15 2022	

PLAN INFORMATION

PROJECT NO. KAN-21004

LJV

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1" = 30'

04. 18. 2022

DEMOLITION PLAN

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FILENAME

CHECKED BY

DRAWN BY

SCALE

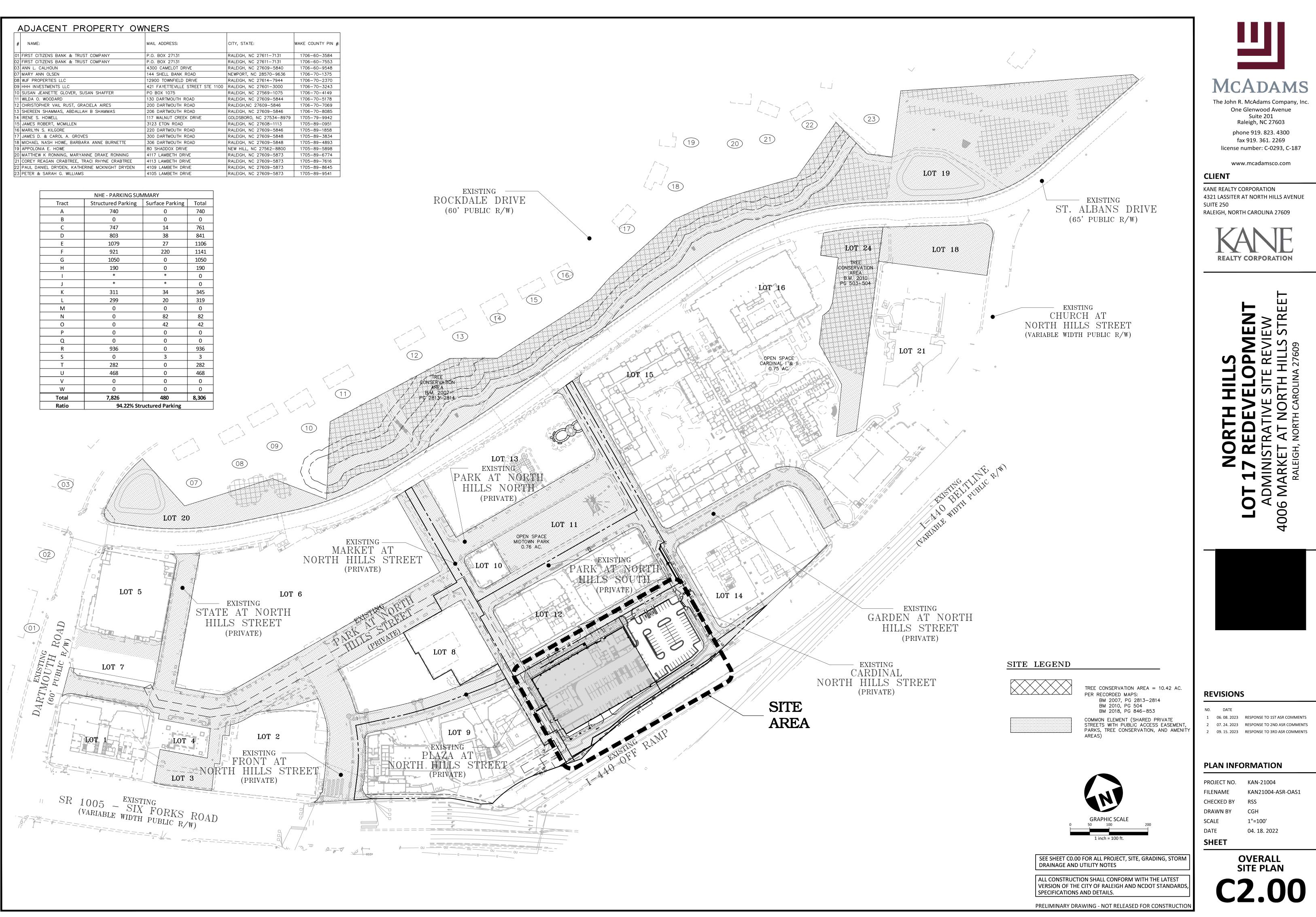
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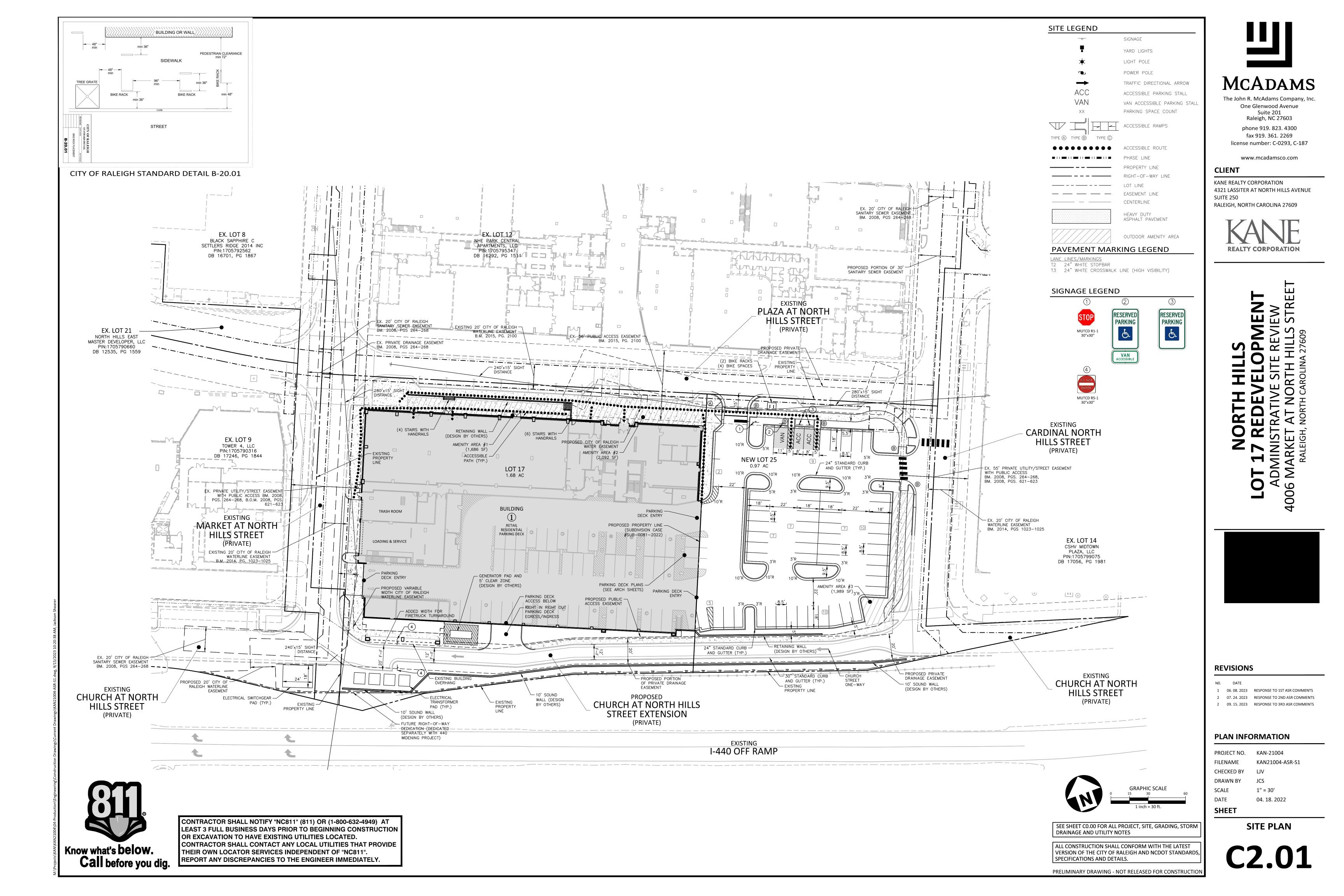
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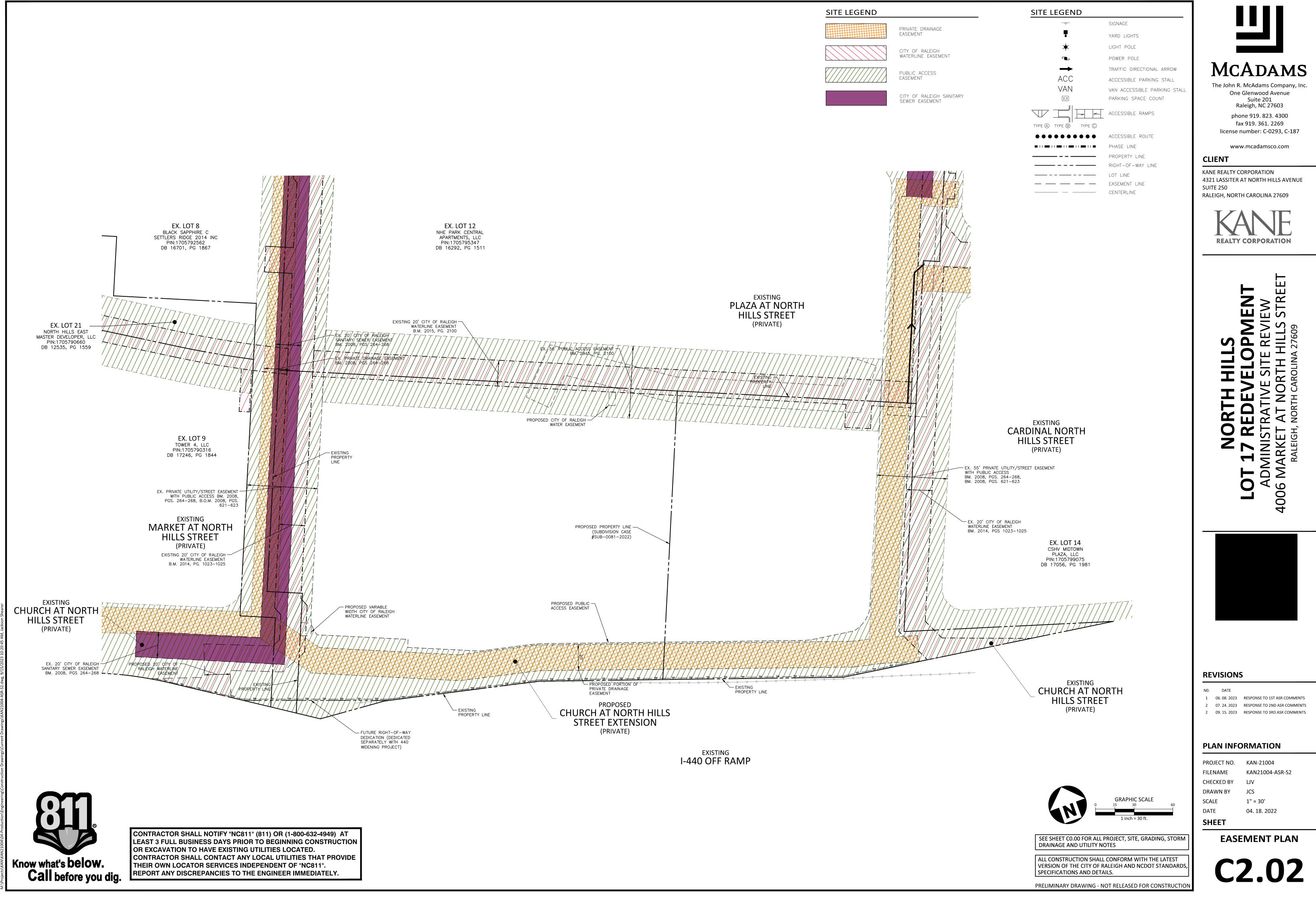
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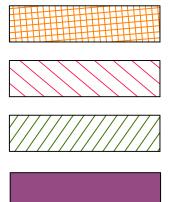
2 09. 15. 2023 RESPONSE TO 3RD ASR COMMENTS

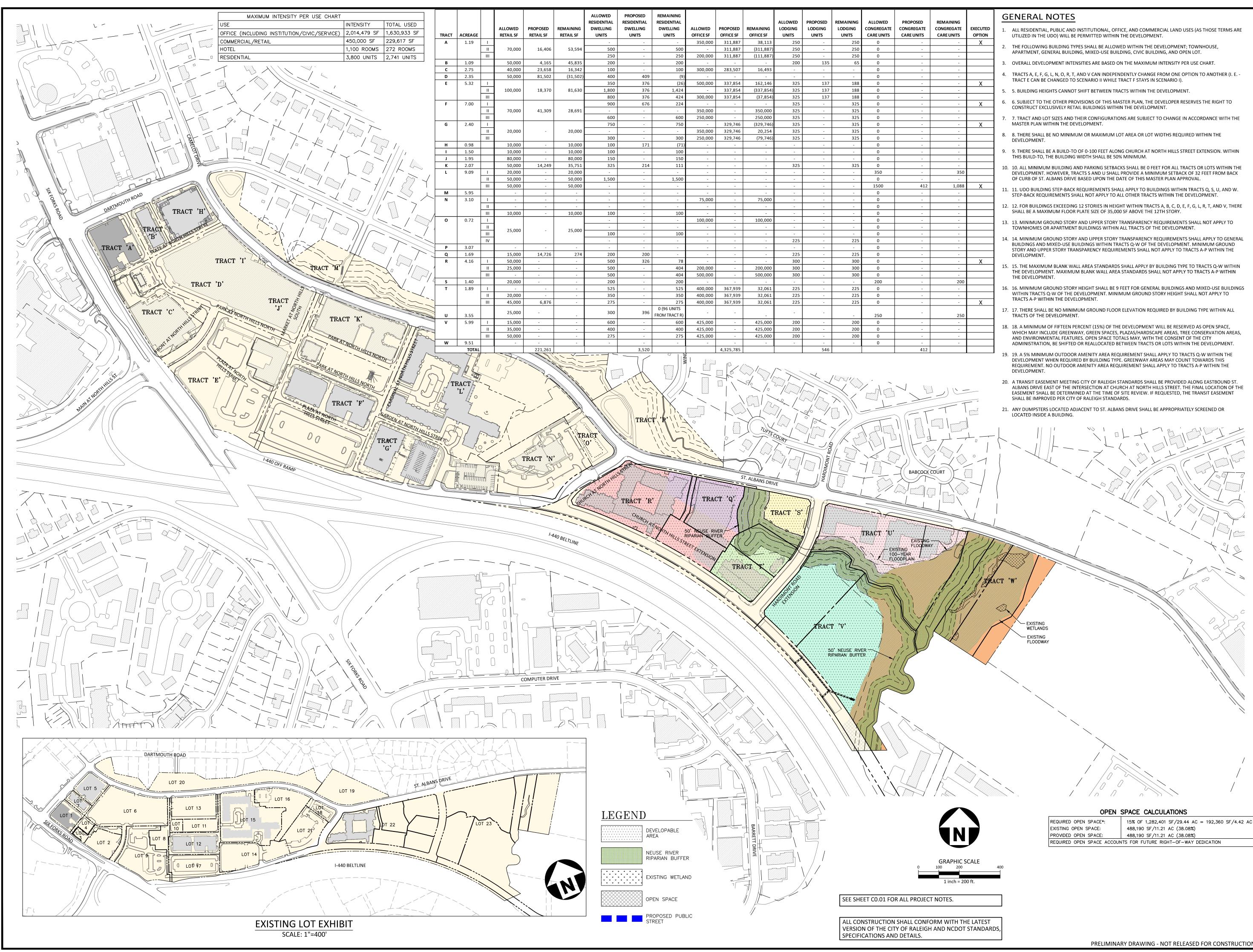


SHEET	
DATE	04. 18. 2022
SCALE	1"=100'
DRAWN BY	CGH
CHECKED BY	RSS
FILENAME	KAN21004-ASR-OAS1
PROJECT NO.	KAN-21004











The John R. McAdams Company, Inc. One Glenwood Avenue Suite 201 Raleigh, NC 27603 phone 919. 823. 4300 fax 919. 361. 2269 license number: C-0293, C-187

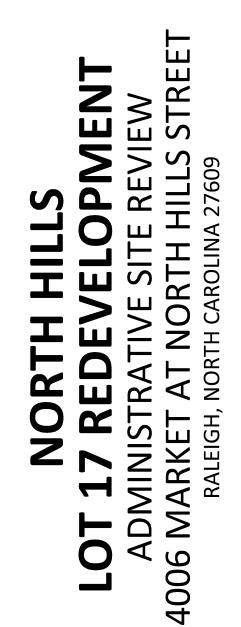
www.mcadamsco.com

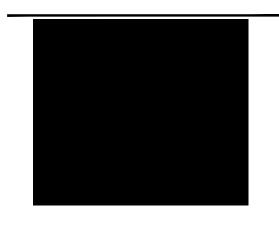
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KANE REALTY CORPORATION

4321 LASSITER AT NORTH HILLS AVENUE SUITE 250 RALEIGH, NORTH CAROLINA 27609







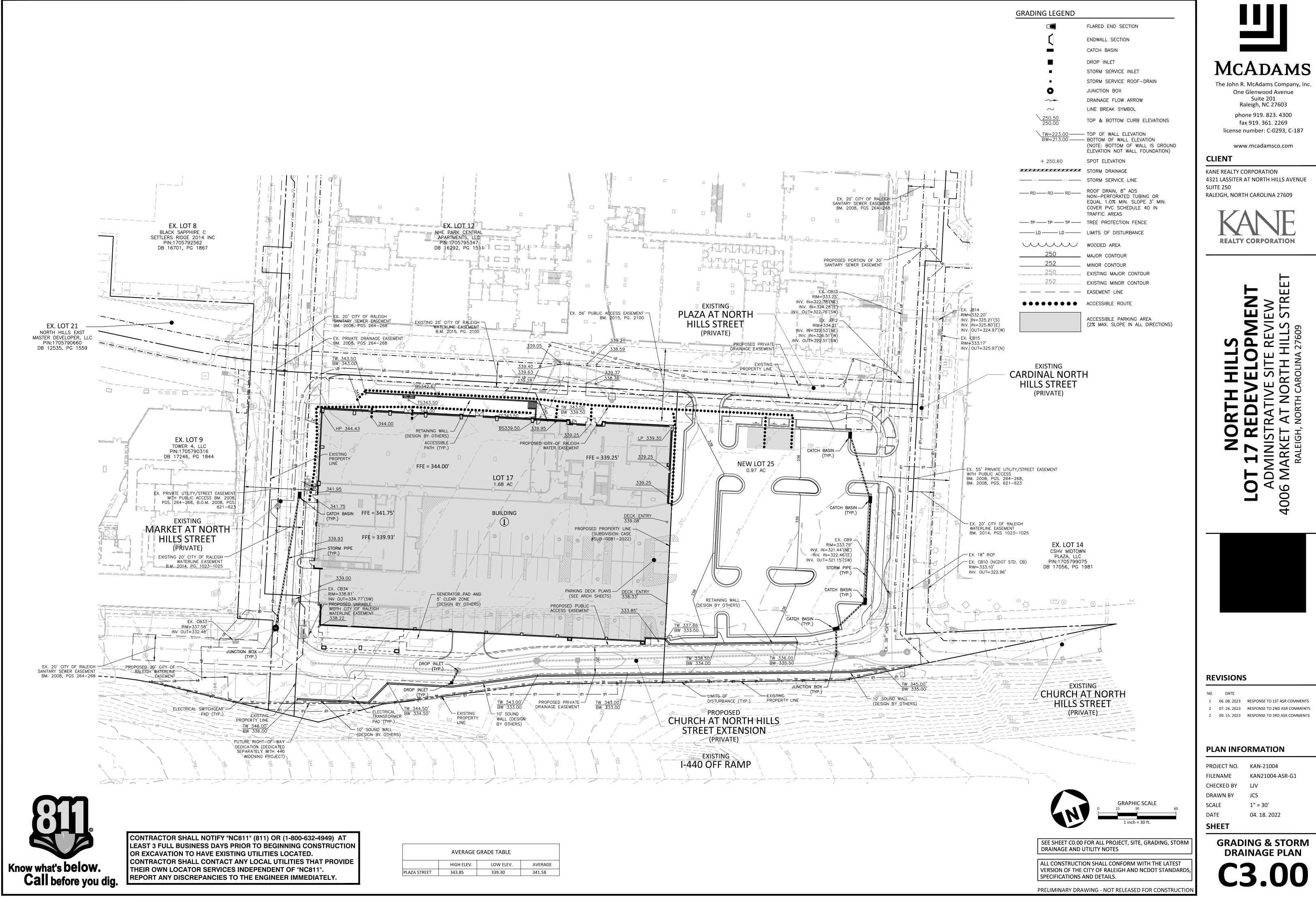
REVISIONS

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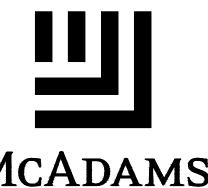
PLAN INFORMATION

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DATE	04. 18. 2022	
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CHECKED BY	LJV	
FILENAME	KAN-21004-OAS2	
PROJECT NO.	KAN-21004	

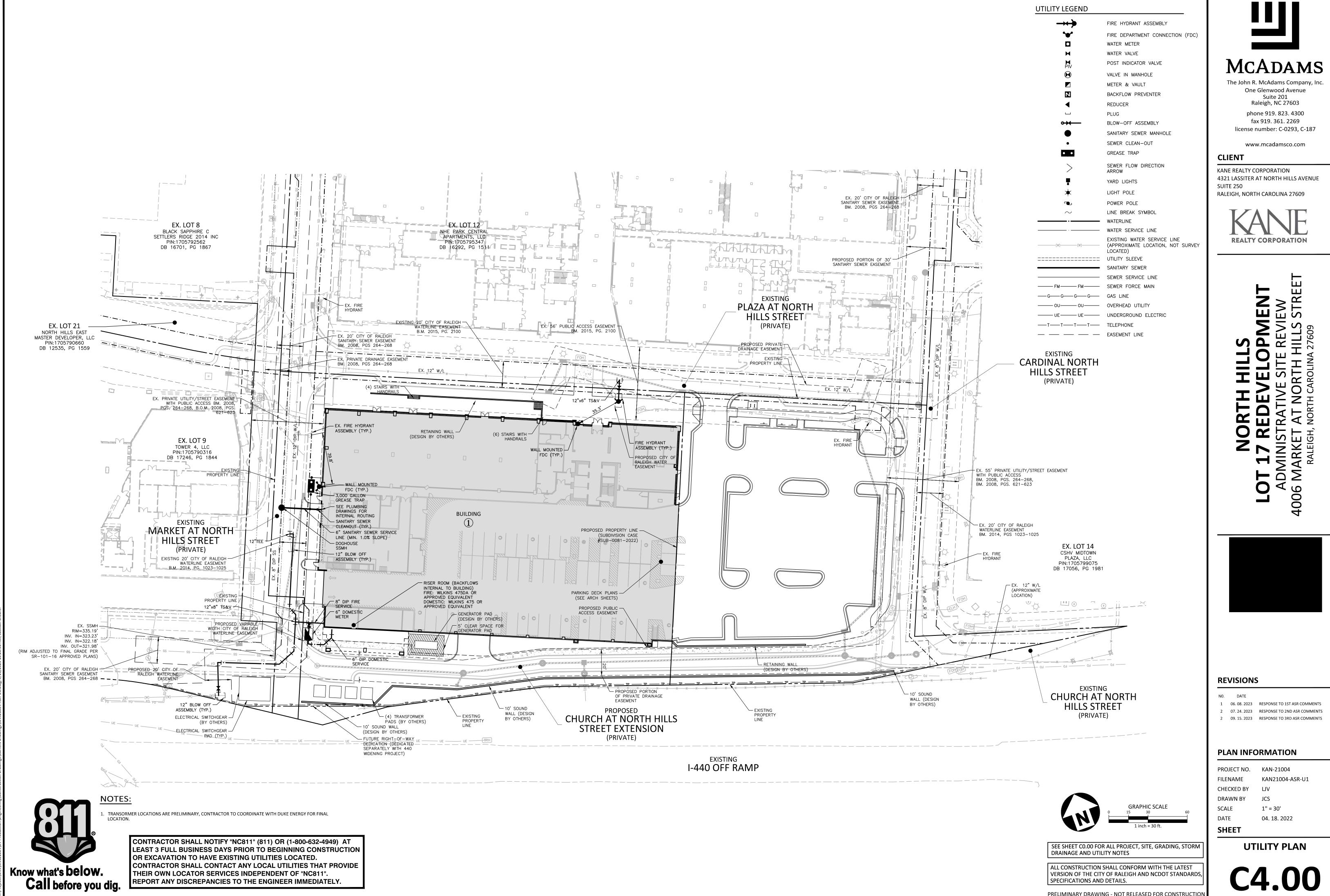


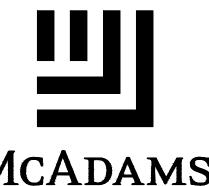


AVERAGE GRADE TABLE				
	HIGH ELEV.	LOW ELEV.	AVERAGE	
EET	343.85	339.30	341.58	

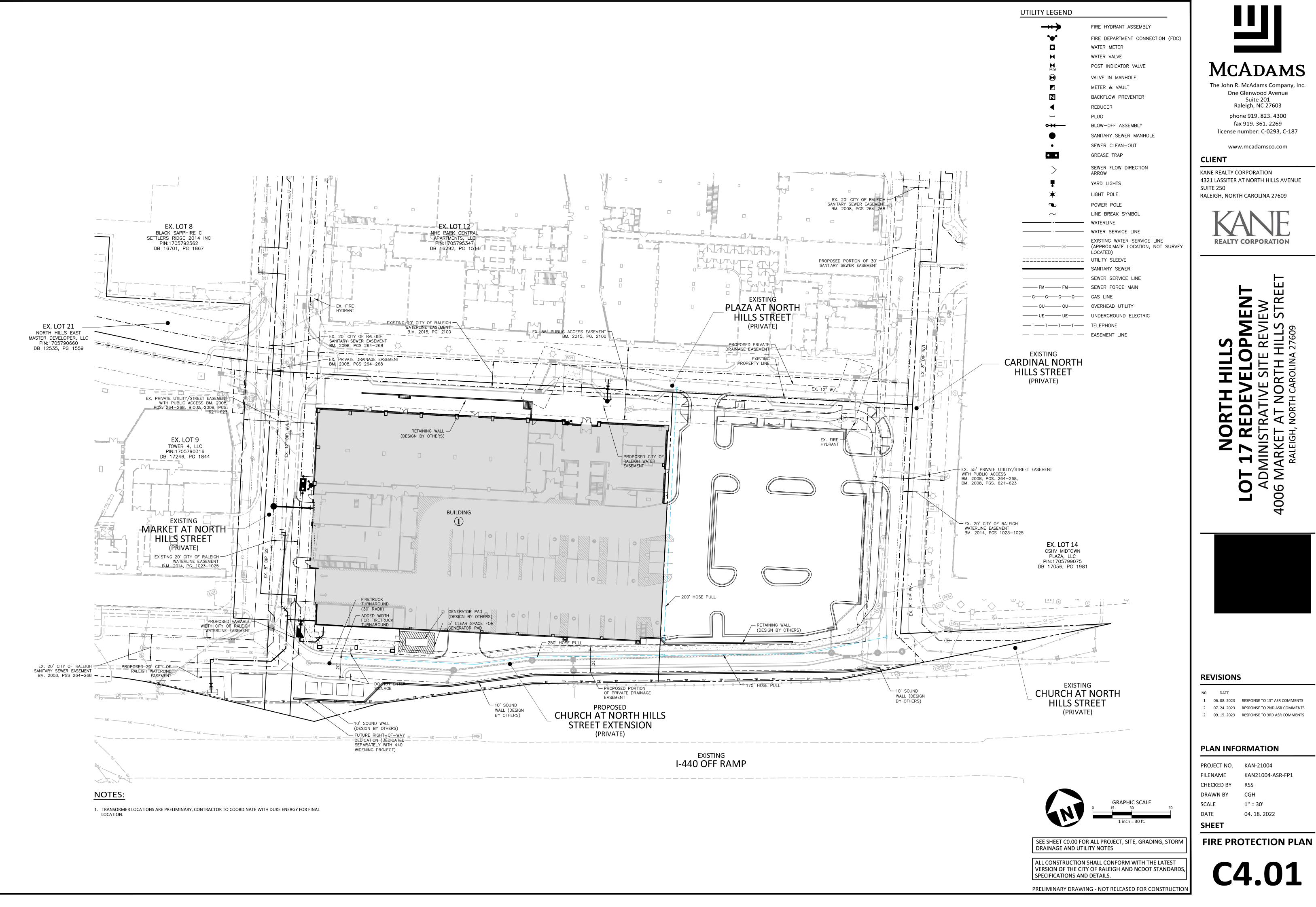


SHEET	
DATE	04. 18. 2022
SCALE	1" = 30'
DRAWN BY	JCS
CHECKED BY	LJV
FILENAME	KAN21004-ASR-G1
PROJECT NO.	KAN-21004



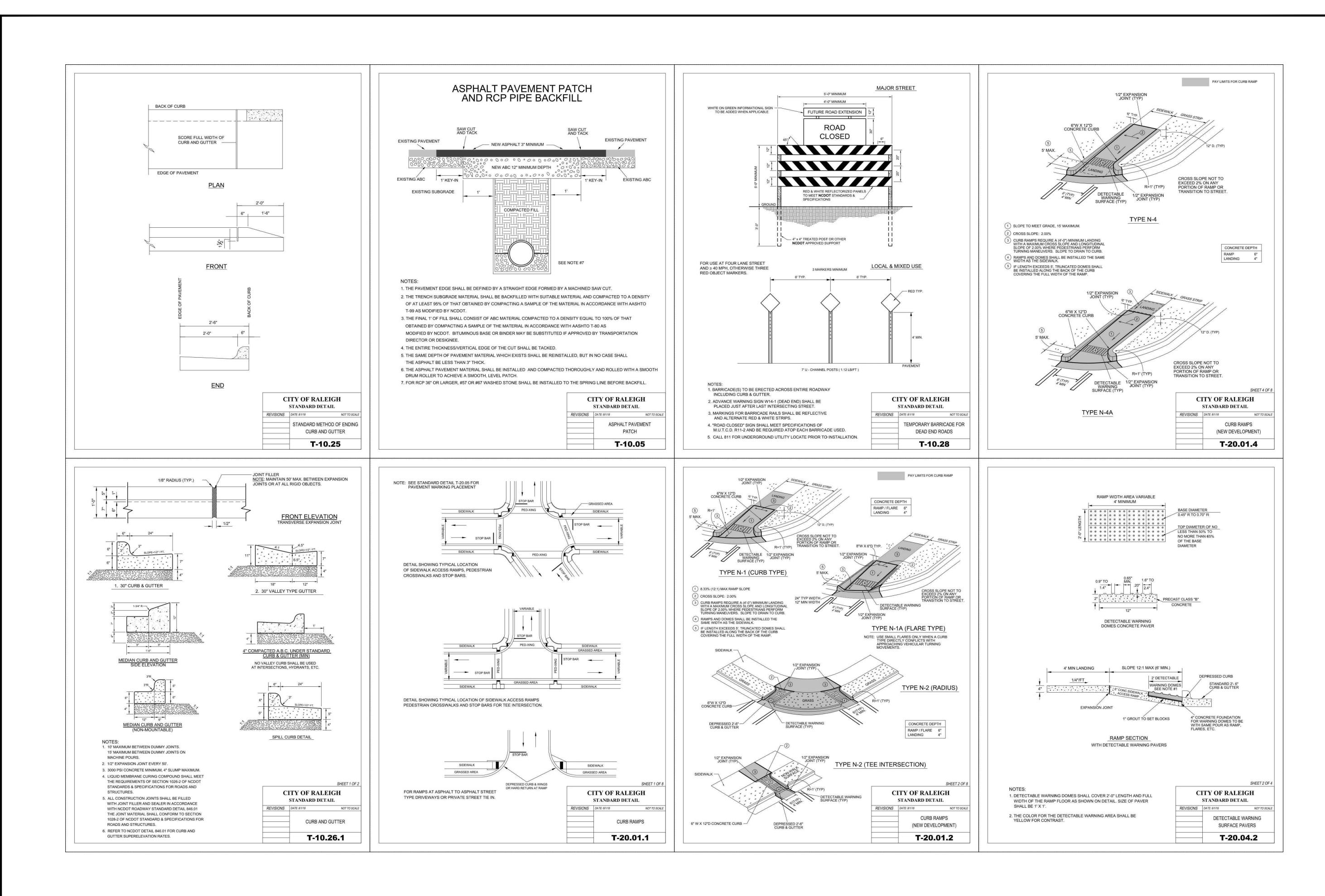


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2	07. 24. 2023	RESPONSE TO 2ND ASR COM
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L	06. 08. 2023	RESPONSE TO 1ST ASR COM
2	07. 24. 2023	RESPONSE TO 2ND ASR COM
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SHEET	
DATE	04. 18. 2022
SCALE	1" = 30'
DRAWN BY	CGH
CHECKED BY	RSS
FILENAME	KAN21004-ASR-FP1
PROJECT NO.	KAN-21004



ojects\KAN\KAN21004\04-Production\Engineering\Construction Drawings\Current Drawings\KAN21004-ASR-D1.dwg, 9/15/2023 10:18:37 AM, Jackson Sheare

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



REVISIONS

 NO.
 DATE

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 2
 07.24.2023
 RESPONSE TO 2ND ASR COMMENTS

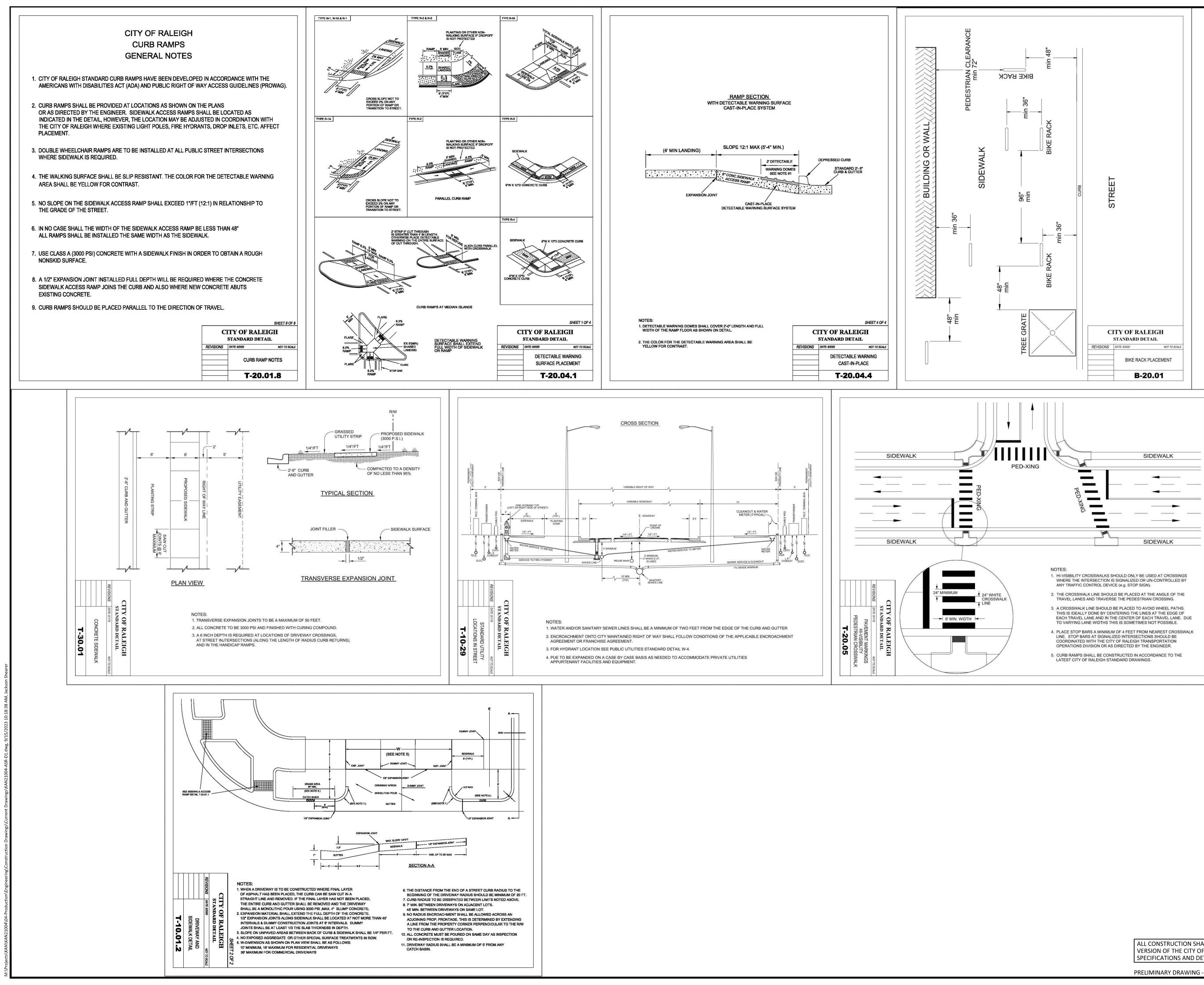
 2
 09.15.2023
 RESPONSE TO 3RD ASR COMMENTS

PLAN INFORMATION

SHEET	
DATE	04. 18. 2022
SCALE	NTS
DRAWN BY	JCS
CHECKED BY	LJV
FILENAME	KAN21004-ASR-D1
PROJECT NO.	KAN-21004

SITE DETAILS





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CLIENT

KANE REALTY CORPORATION 4321 LASSITER AT NORTH HILLS AVENUE SUITE 250 RALEIGH, NORTH CAROLINA 27609







REVISIONS

NO. DATE 1 06. 08. 2023 RESPONSE TO 1ST ASR COMMENTS

2 07. 24. 2023 RESPONSE TO 2ND ASR COMMENTS

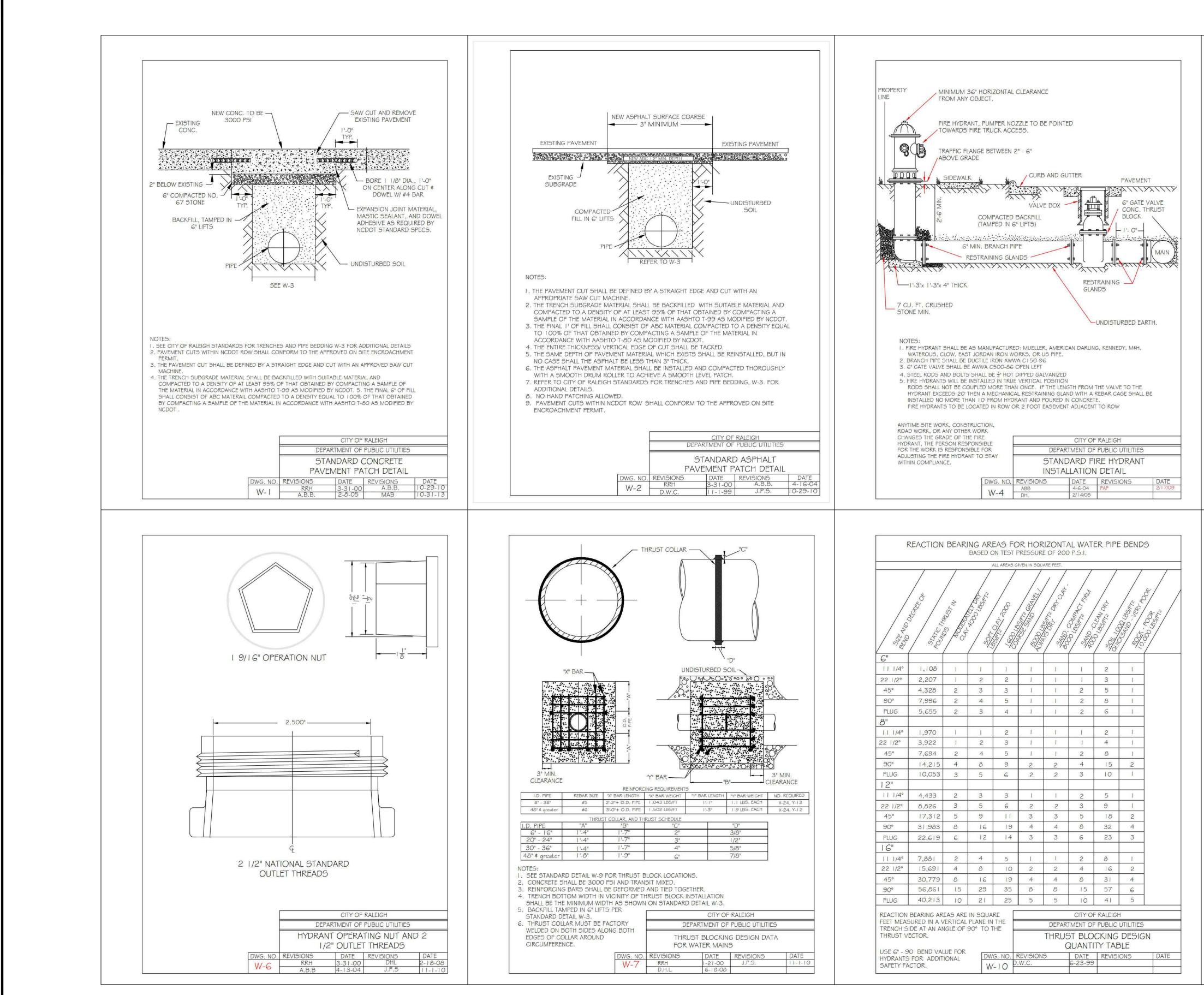
2 09. 15. 2023 RESPONSE TO 3RD ASR COMMENTS

PLAN INFORMATION

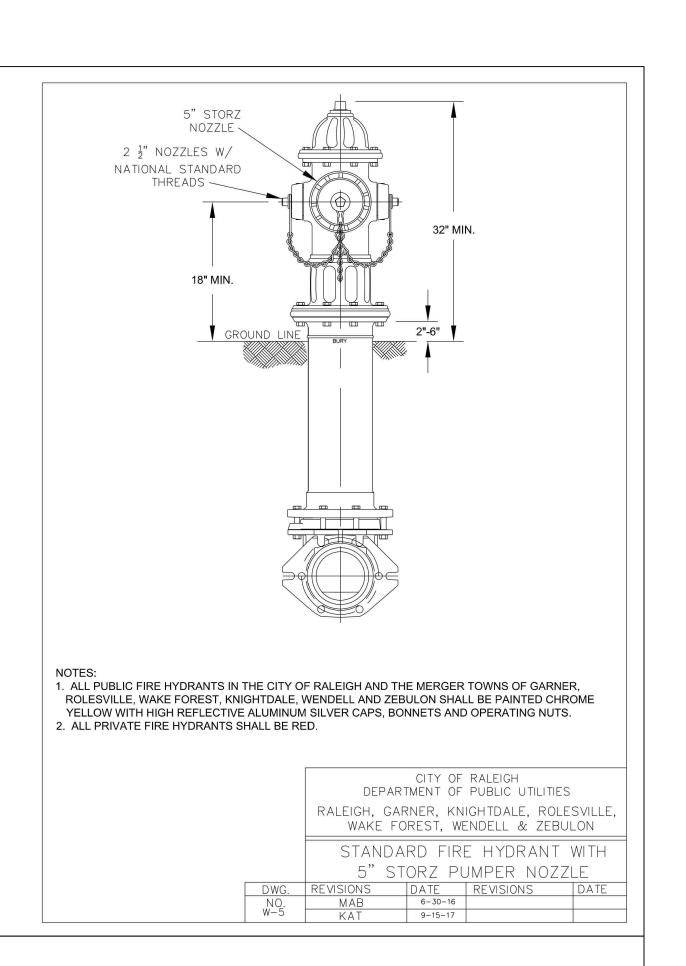
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SCALE	NTS
DRAWN BY	JCS
CHECKED BY	LJV
FILENAME	KAN21004-ASR-D1
PROJECT NO.	KAN-21004

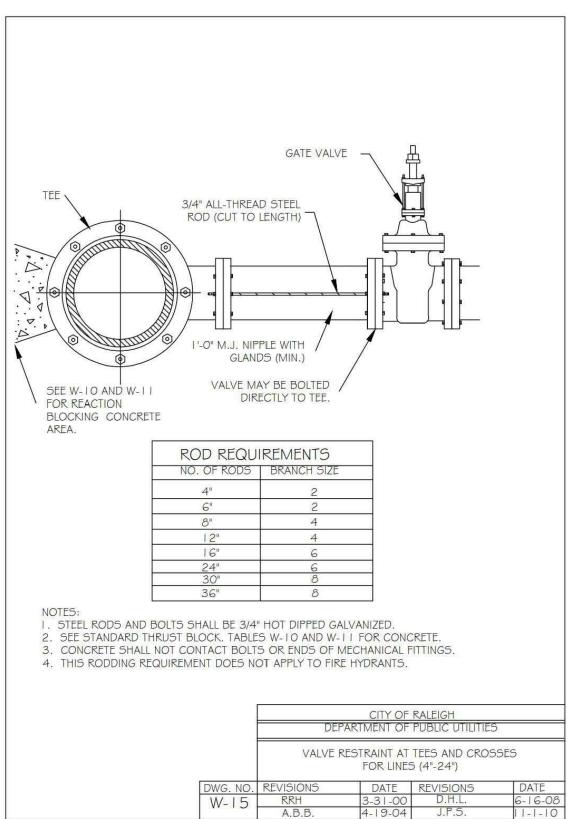
SITE DETAILS





Projects\KAN\KAN21004\04-Production\Engineering\Construction Drawings\Current Drawings\KAN21004-ASR-D1.dwg, 9/15/2023 10:18:40 AM, Jackson Shearer





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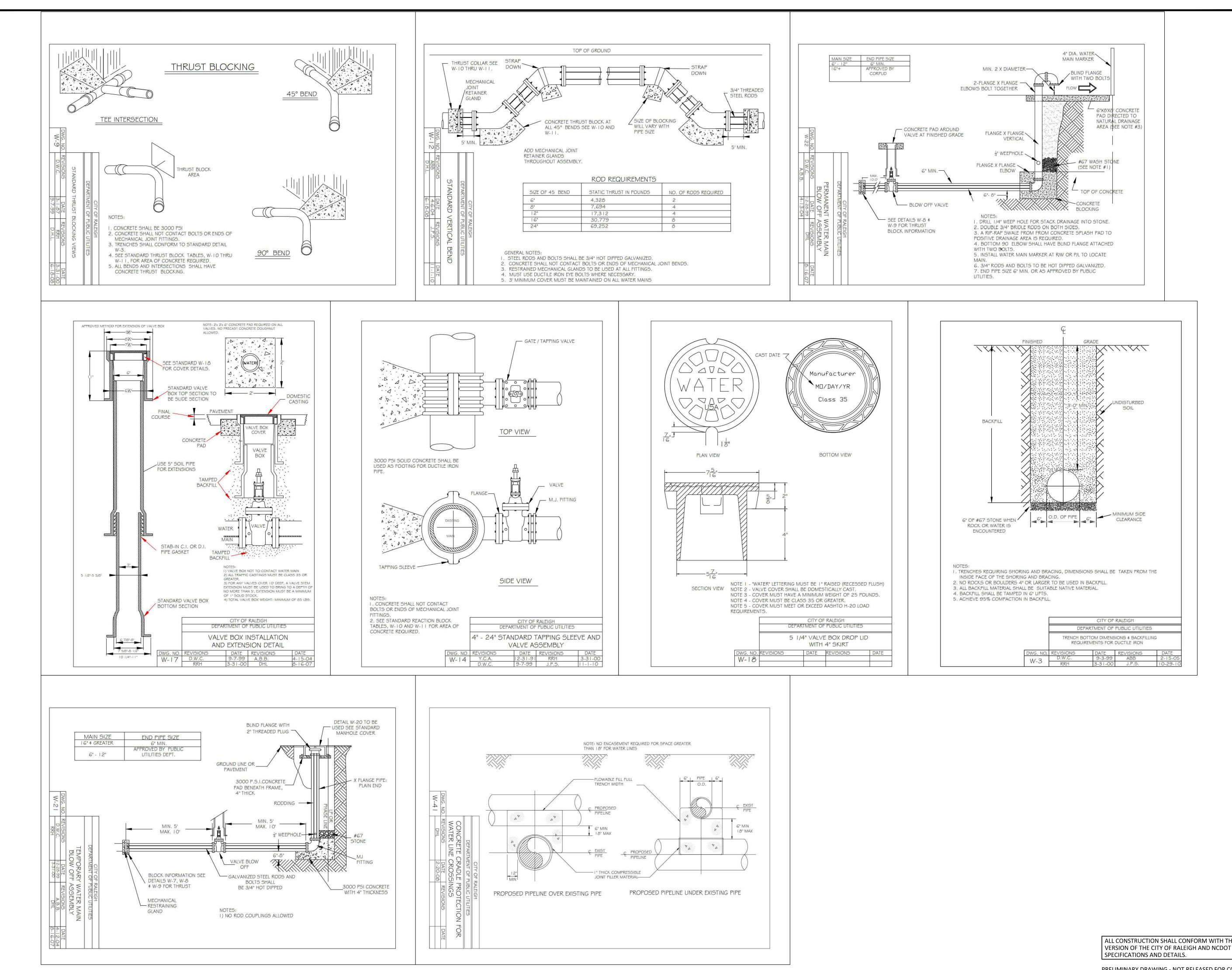
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PLAN INFORMATION					

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DATE	04. 18. 2022
SCALE	NTS
DRAWN BY	JCS
CHECKED BY	LJV
FILENAME	KAN21004-ASR-D1
PROJECT NO.	KAN-21004

WATER DETAILS







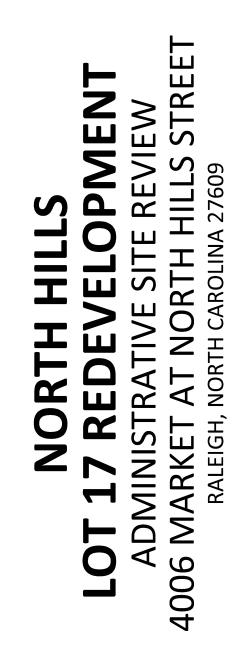
The John R. McAdams Company, Inc. One Glenwood Avenue Suite 201 Raleigh, NC 27603 phone 919. 823. 4300 fax 919. 361. 2269 license number: C-0293, C-187

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PLAN INFORMATION

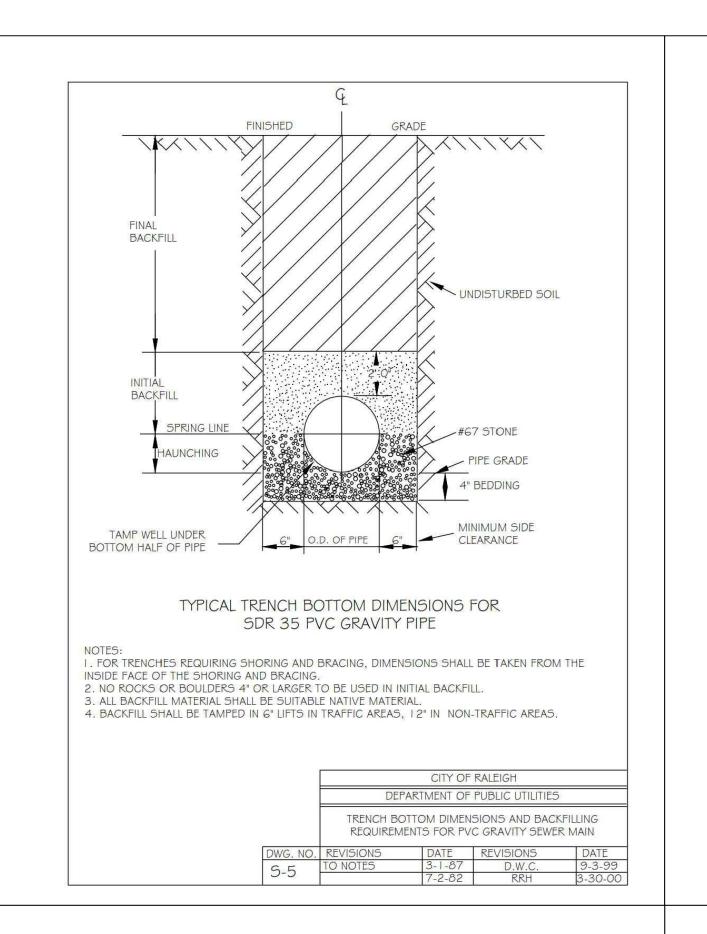
PROJECT NO.	KAN-21004
FILENAME	KAN21004-ASR-D1
CHECKED BY	LJV
DRAWN BY	JCS
SCALE	NTS
DATE	04. 18. 2022
SHEET	

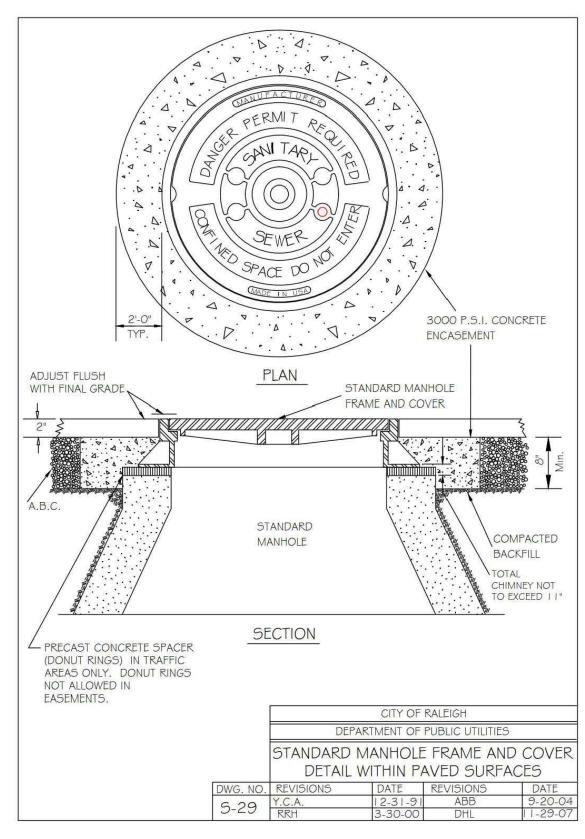
WATER DETAILS

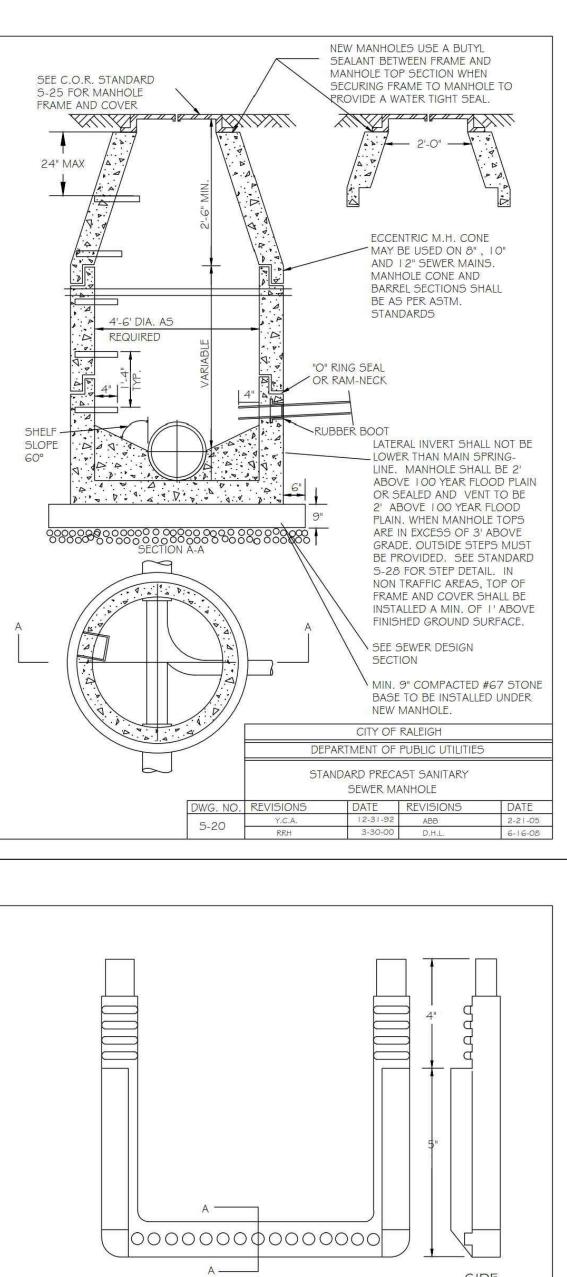


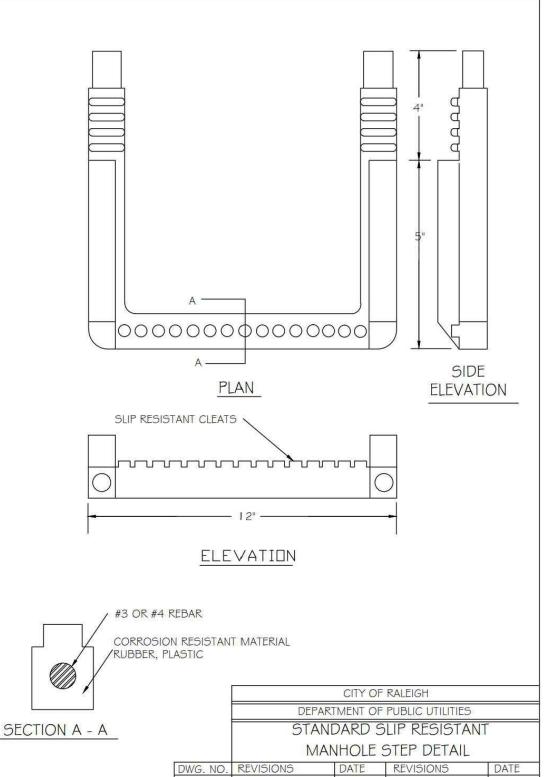
ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS,

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

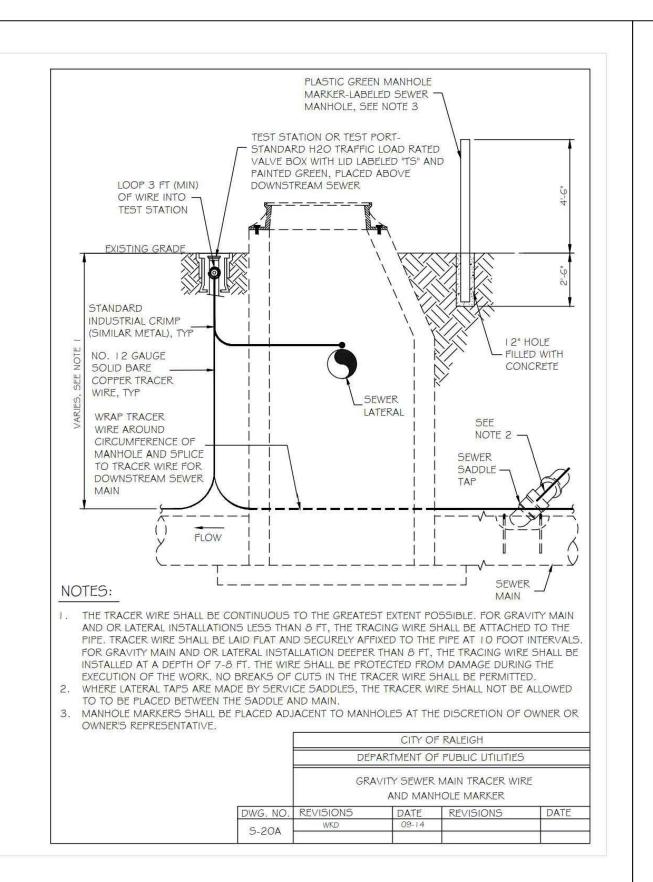


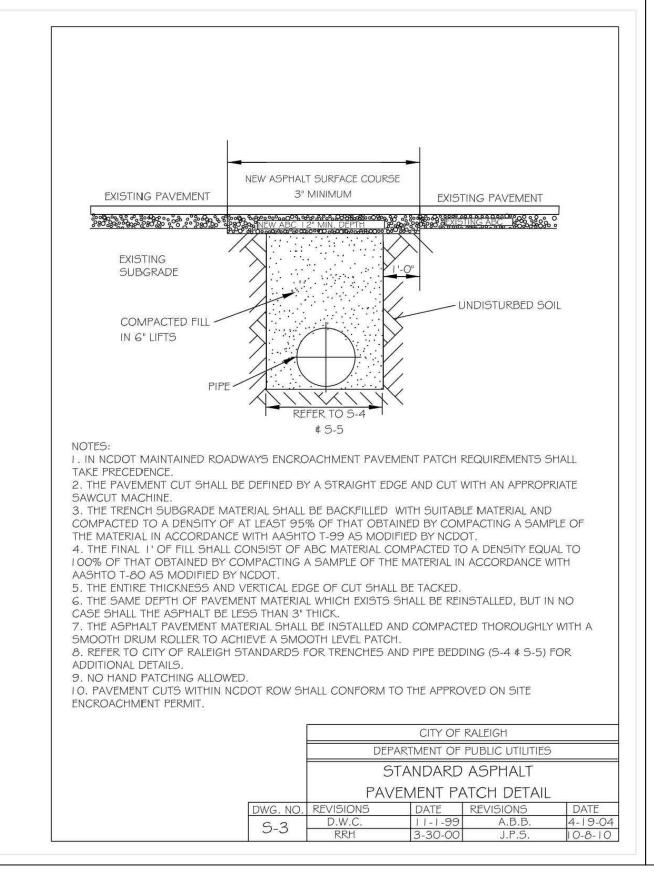


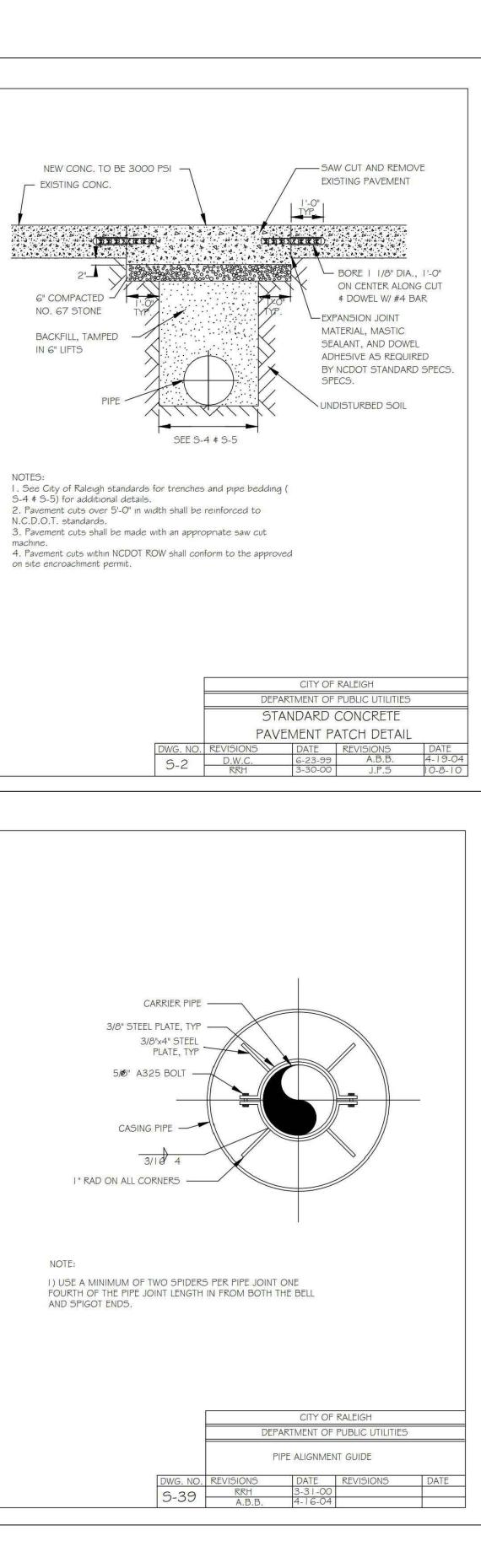




DWG. NO. REVISIONS 5-28







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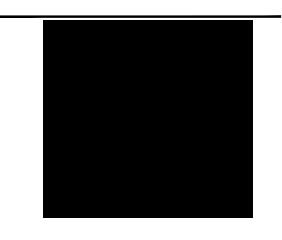
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CLIENT

KANE REALTY CORPORATION 4321 LASSITER AT NORTH HILLS AVENUE SUITE 250 RALEIGH, NORTH CAROLINA 27609







REVISIONS

NO. DATE 1 06. 08. 2023 RESPONSE TO 1ST ASR COMMENTS

2 07. 24. 2023 RESPONSE TO 2ND ASR COMMENTS

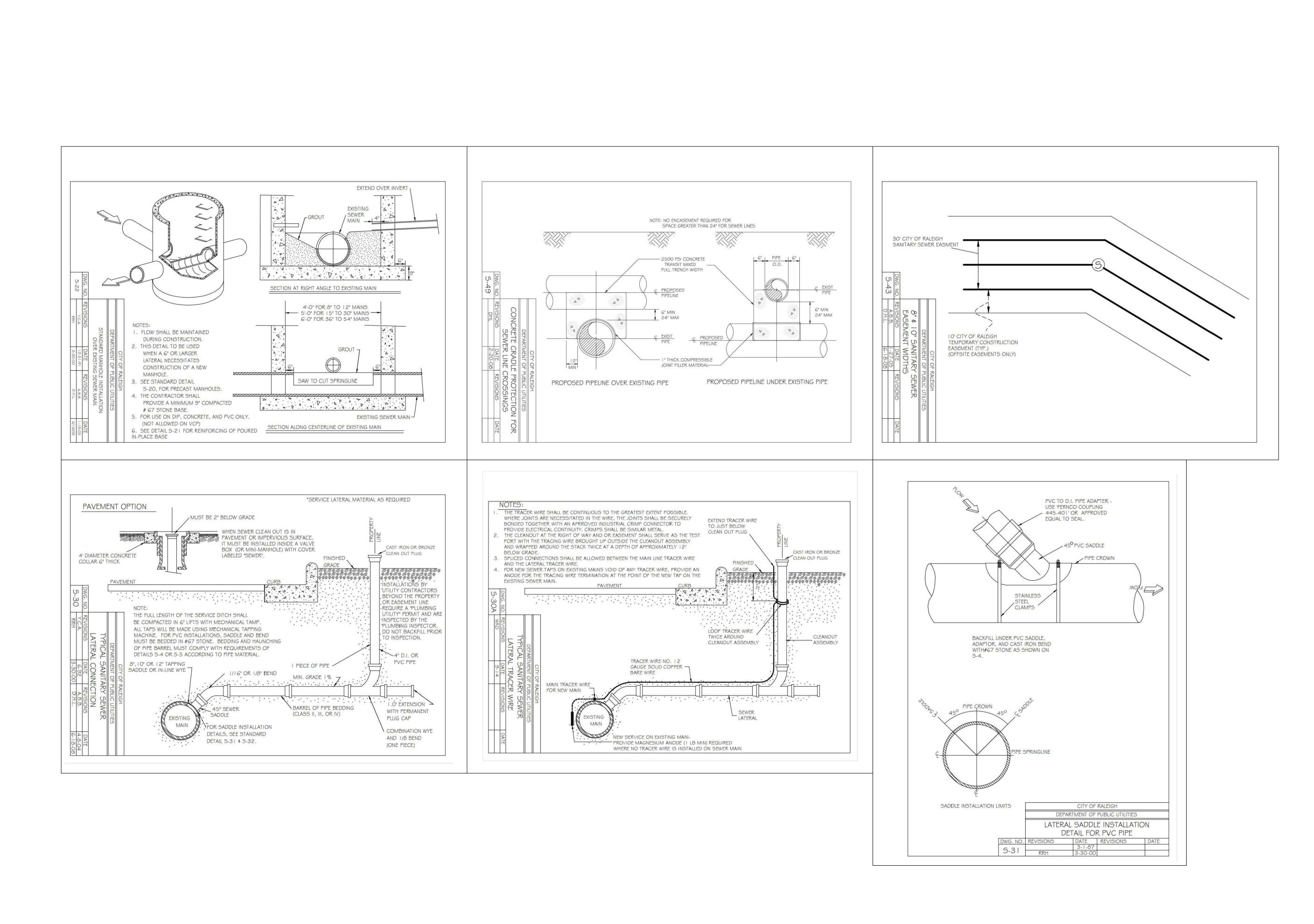
2 09. 15. 2023 RESPONSE TO 3RD ASR COMMENTS

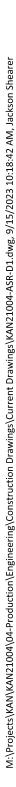
PLAN INFORMATION

PROJECT NO.	KAN-21004
FILENAME	KAN21004-ASR-D1
CHECKED BY	LJV
DRAWN BY	JCS
SCALE	NTS
DATE	04. 18. 2022
SHEET	

SEWER DETAILS







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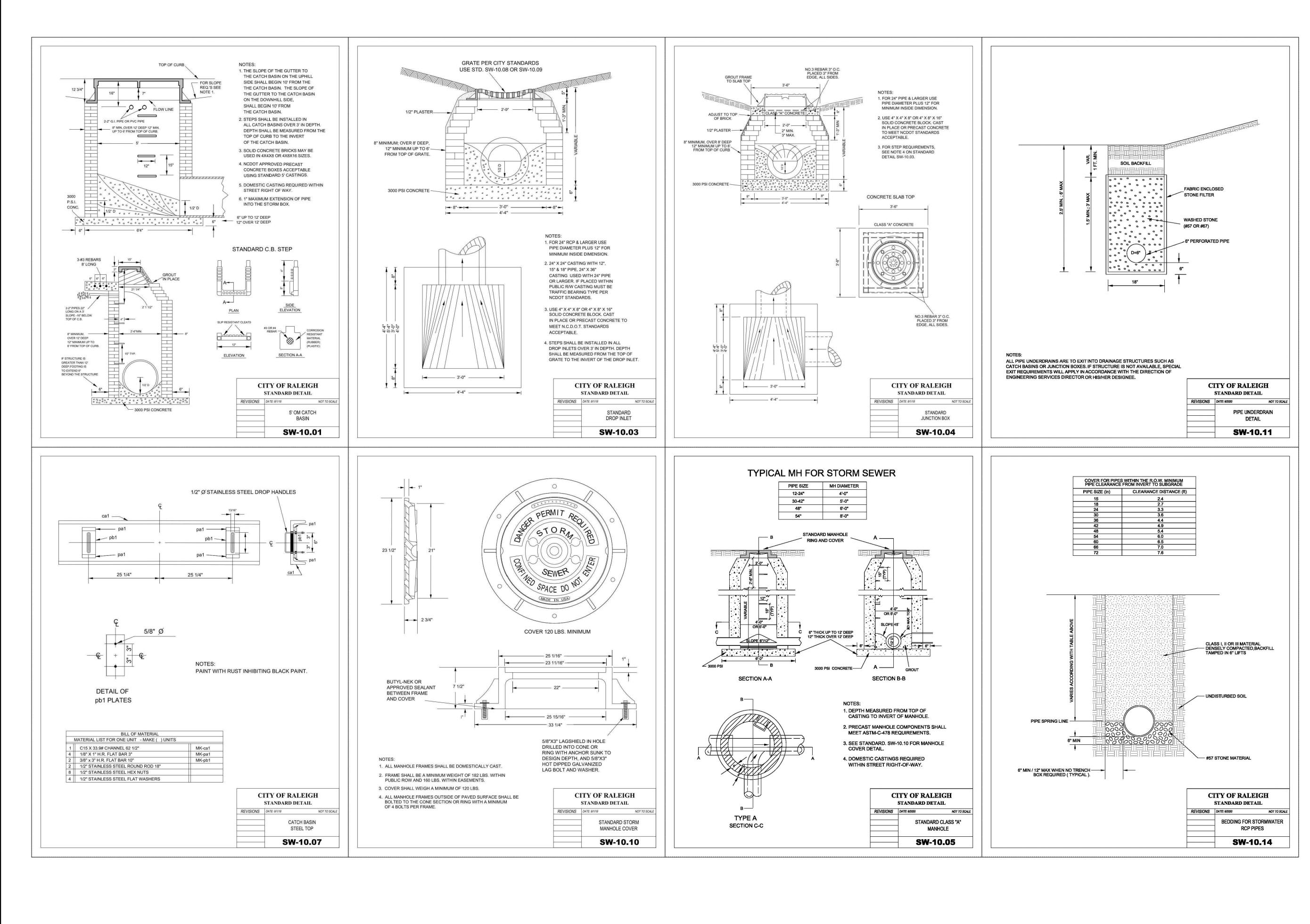
2 09. 15. 2023 RESPONSE TO 3RD ASR COMMENTS

PLAN INFORMATION

PROJECT NO.	KAN-21004
FILENAME	KAN21004-ASR-D1
CHECKED BY	LJV
DRAWN BY	JCS
SCALE	NTS
DATE	04. 18. 2022
SHEET	

SEWER DETAILS





MCADAMS The John R. McAdams Company, Inc. One Glenwood Avenue Suite 201 Raleigh, NC 27603 phone 919. 823. 4300 fax 919. 361. 2269 license number: C-0293, C-187 www.mcadamsco.com CLIENT KANE REALTY CORPORATION 4321 LASSITER AT NORTH HILLS AVENUE SUITE 250 RALEIGH, NORTH CAROLINA 27609 **REALTY CORPORATION** . . . \square 400

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FILENAME	KAN21004-ASR-D1
PROJECT NO.	KAN-21004



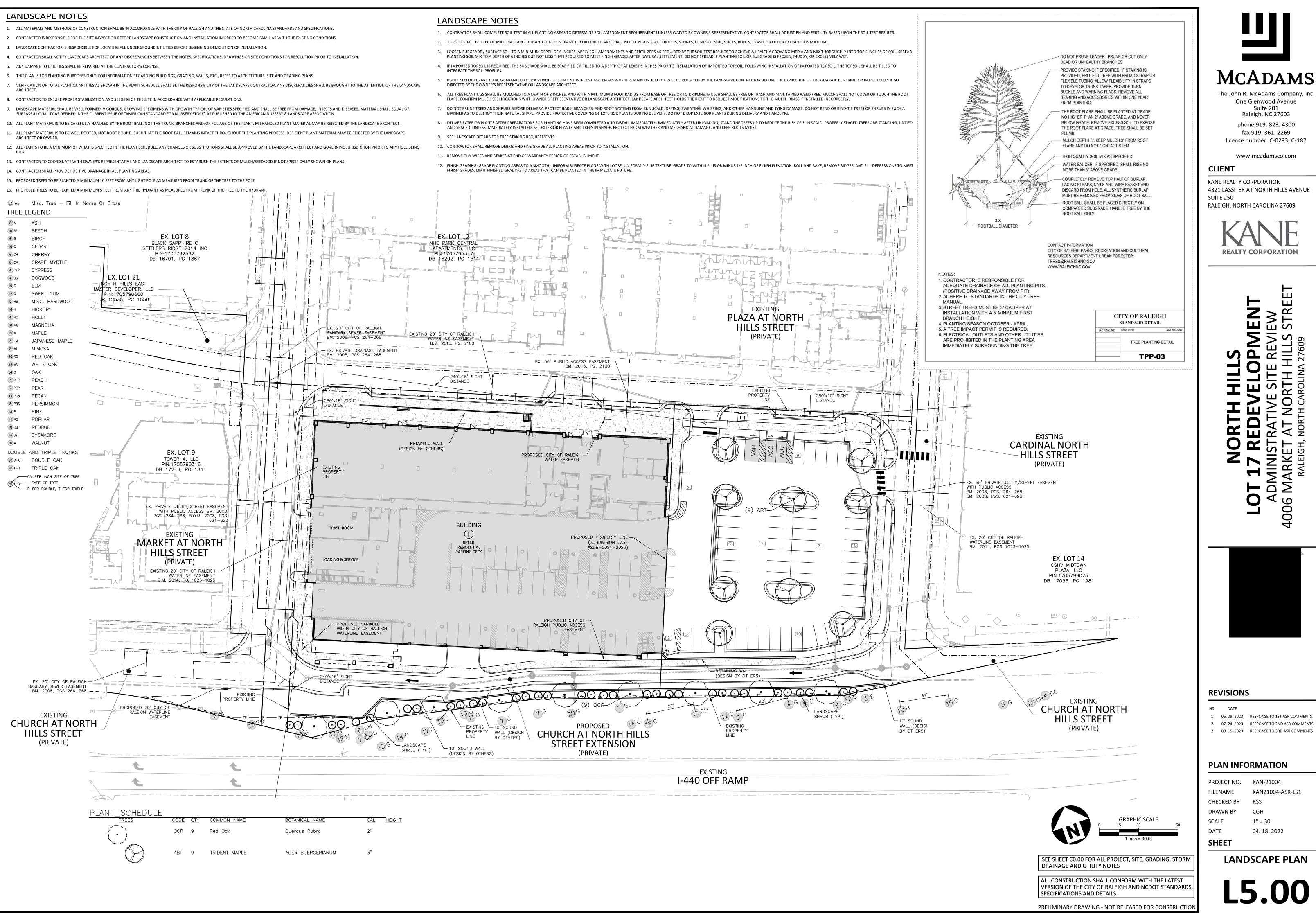
ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.

- ARCHITECT
- SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION

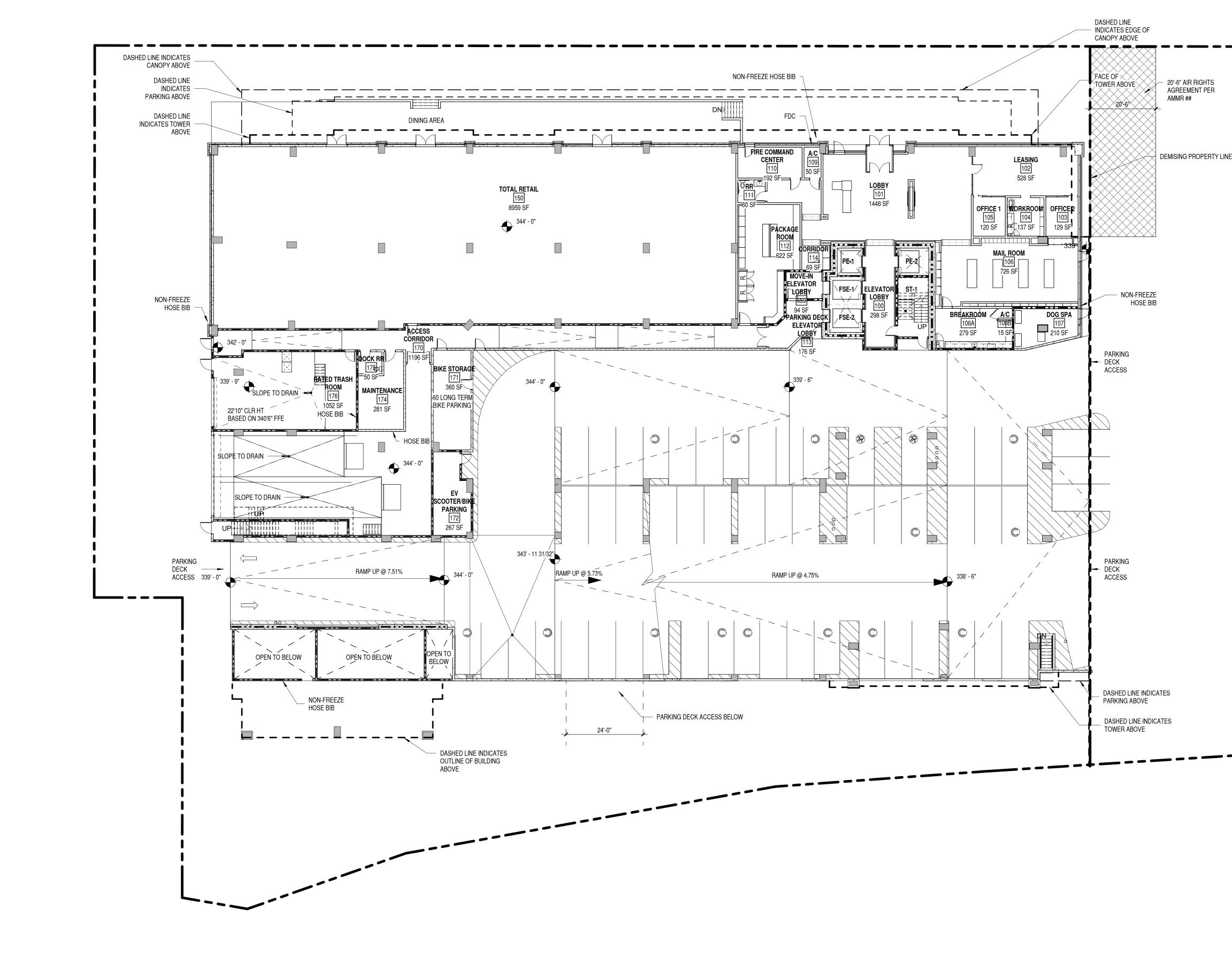
- ARCHITECT OR OWNER.



SHEET	
DATE	04. 18. 2022
SCALE	1" = 30'
DRAWN BY	CGH
CHECKED BY	RSS
FILENAME	KAN21004-ASR-LS1
PROJECT NO.	KAN-21004

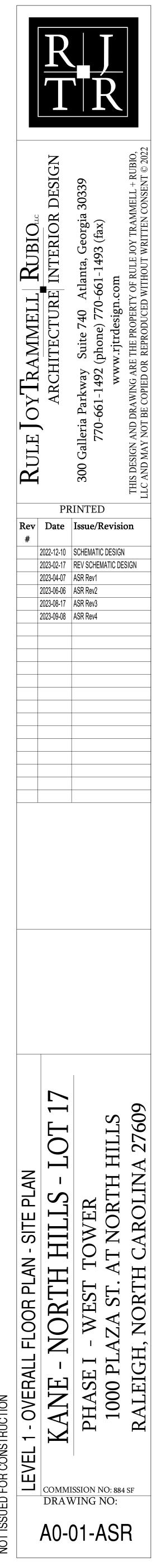


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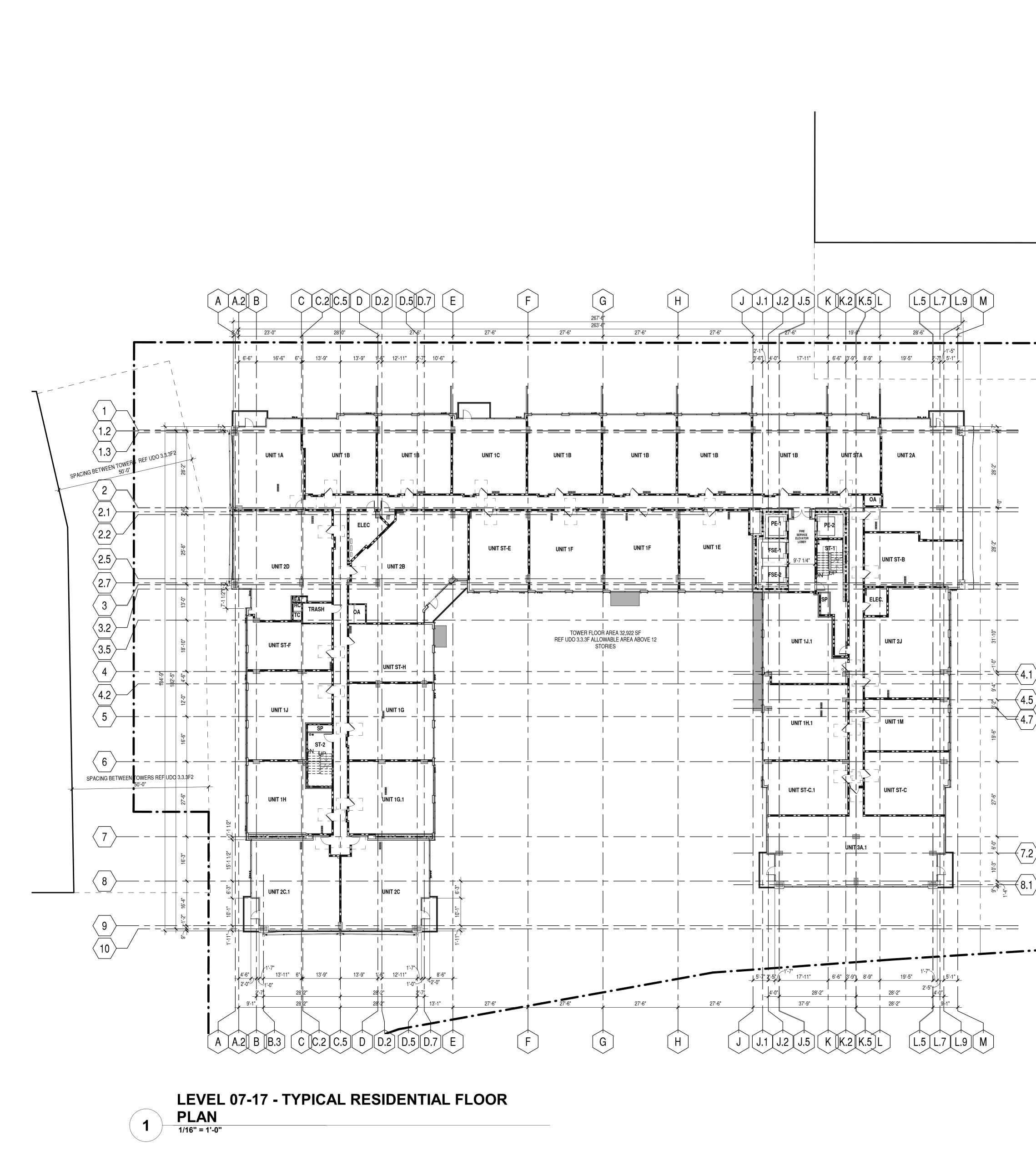


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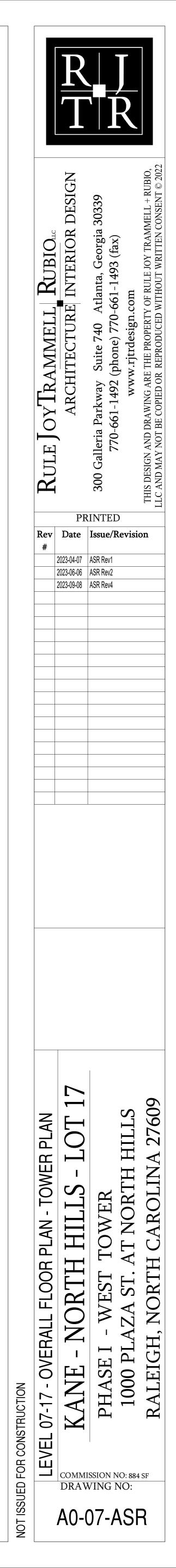
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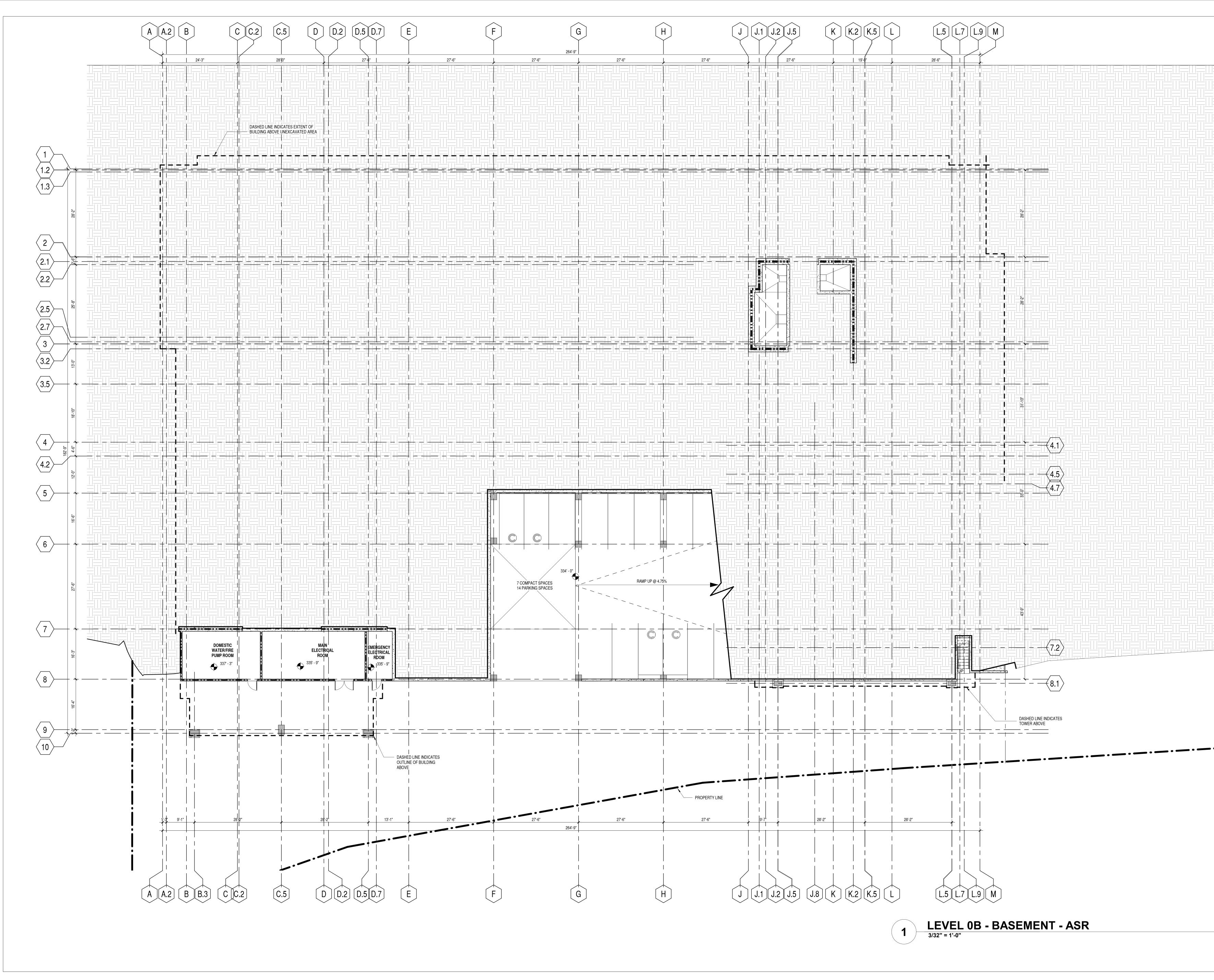


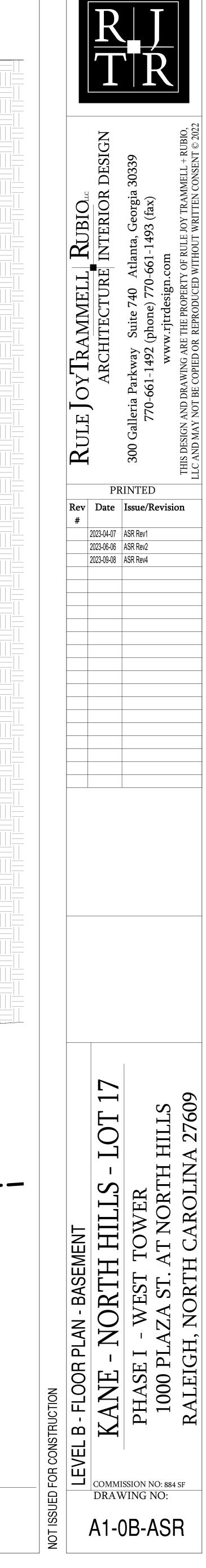
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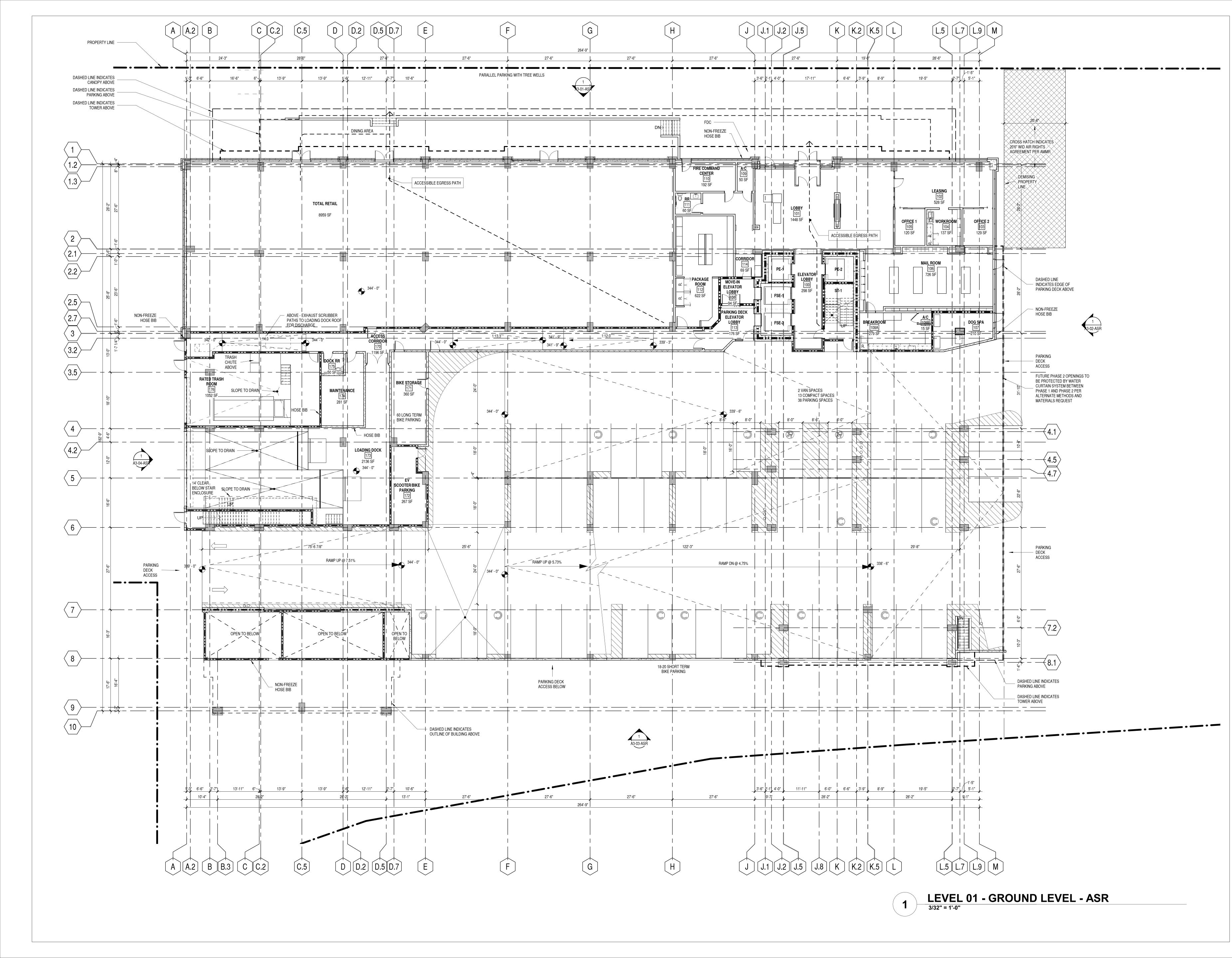


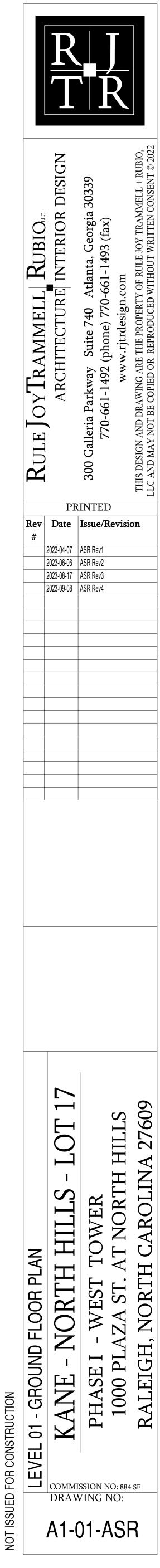
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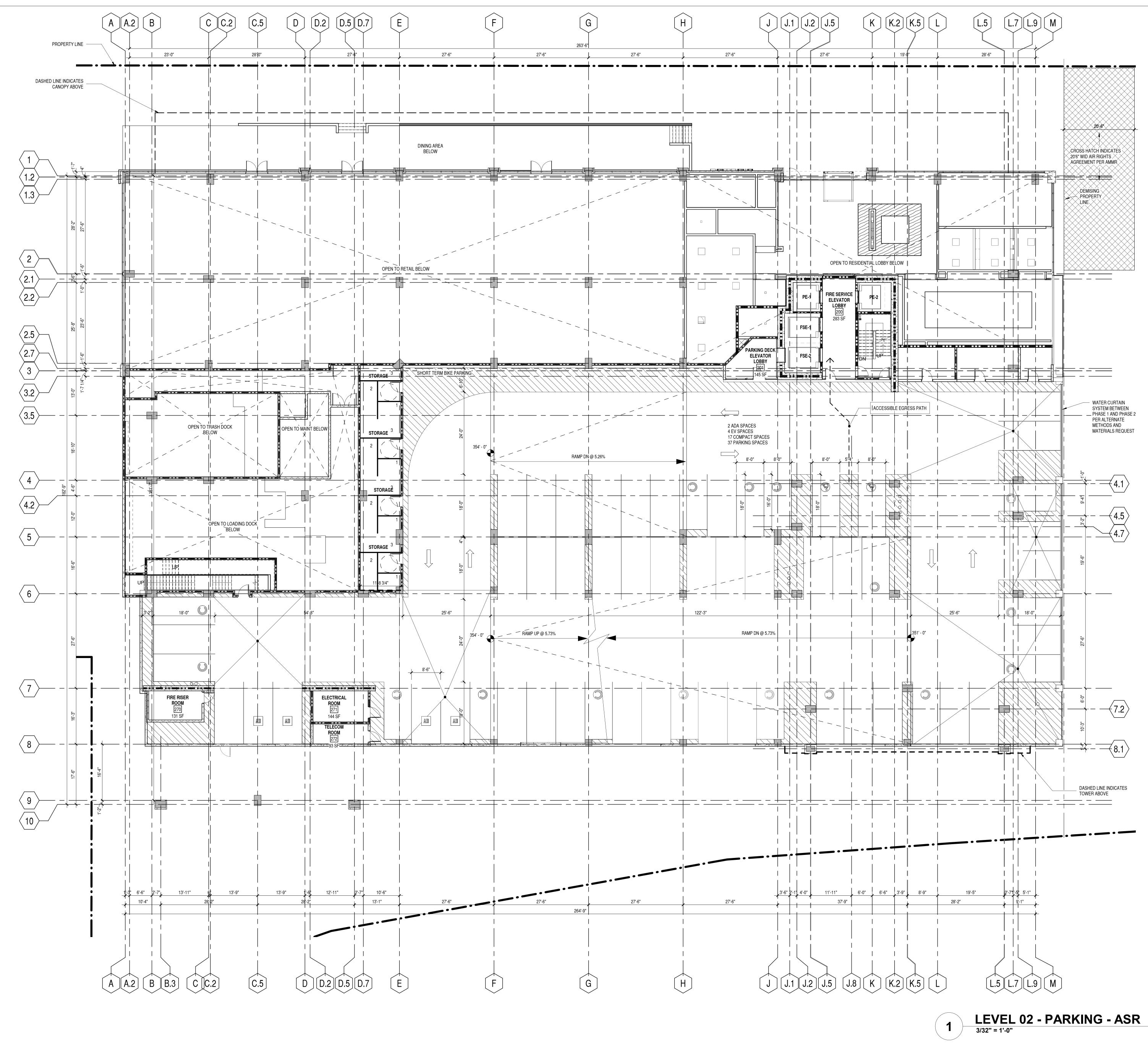


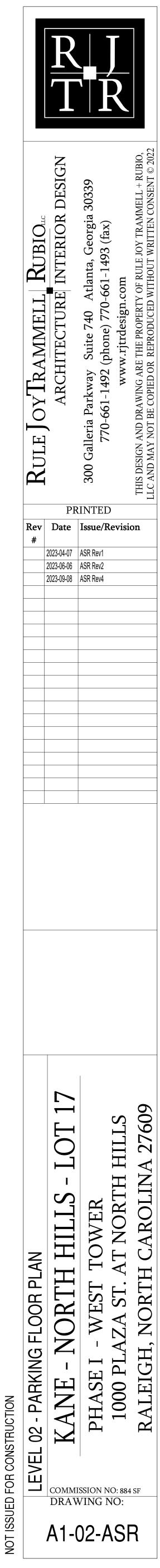


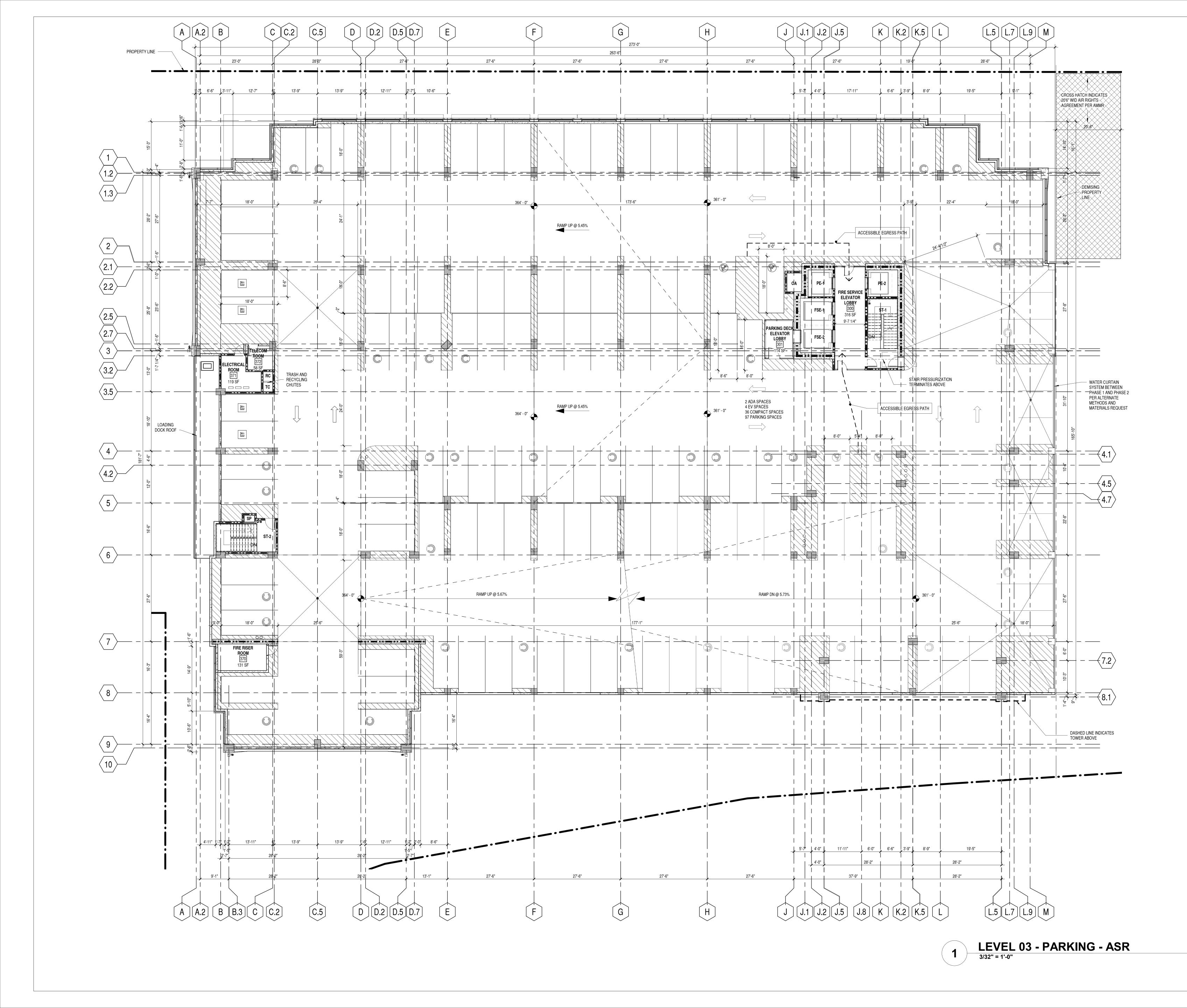


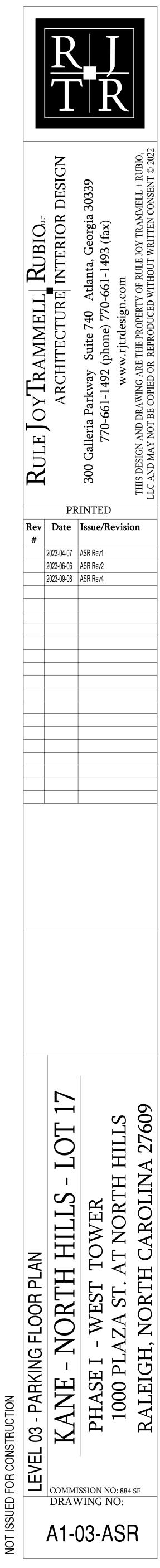


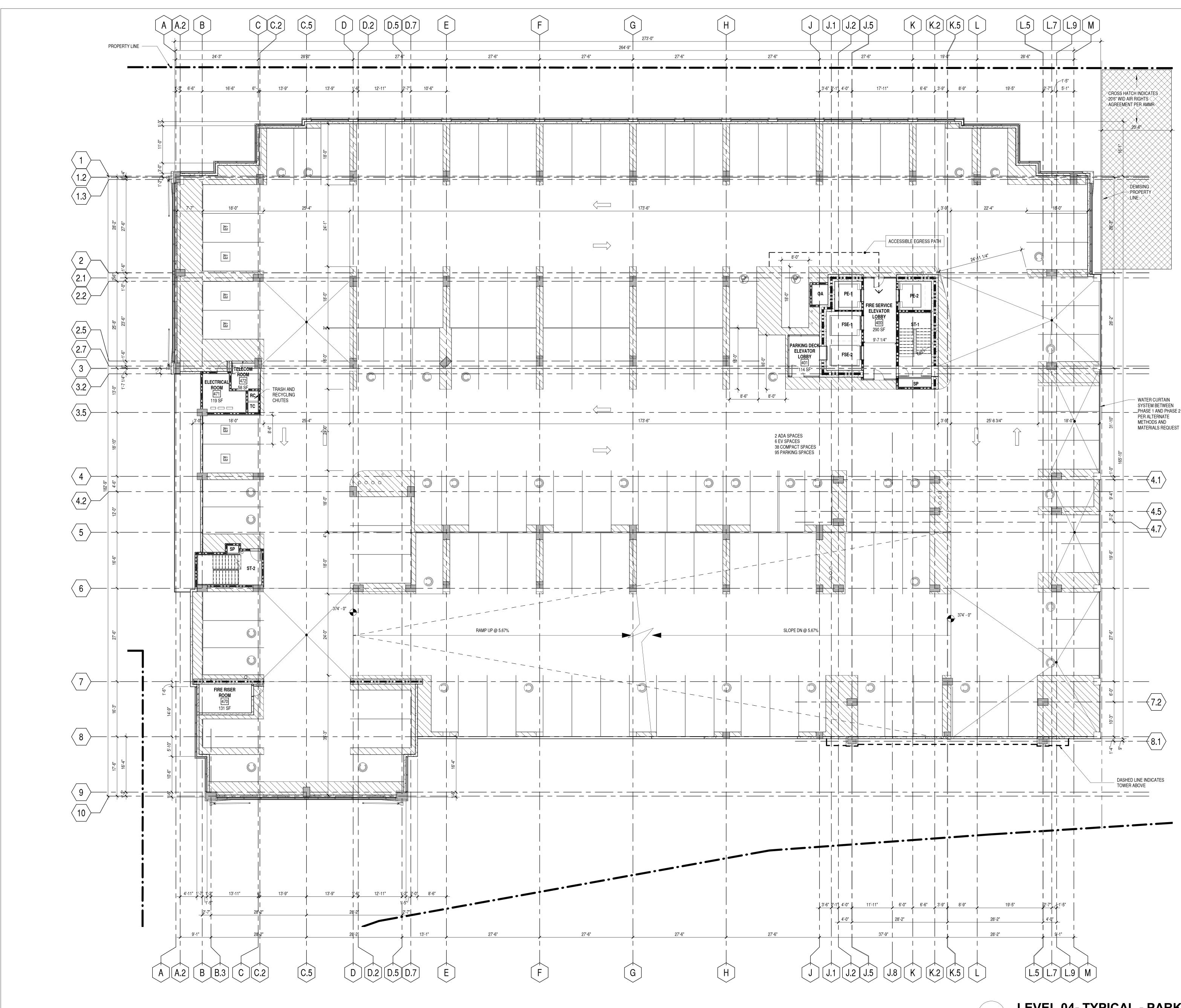


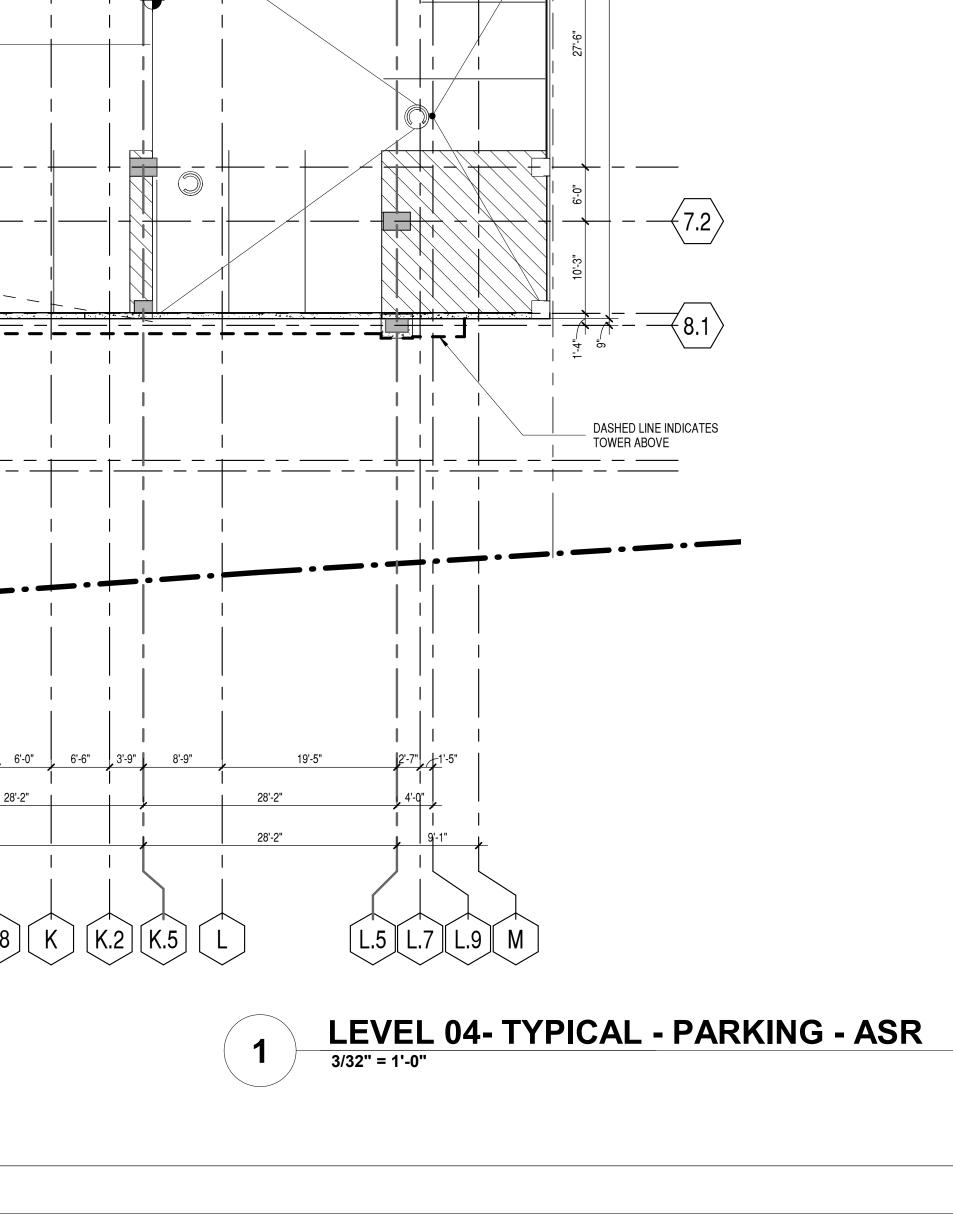


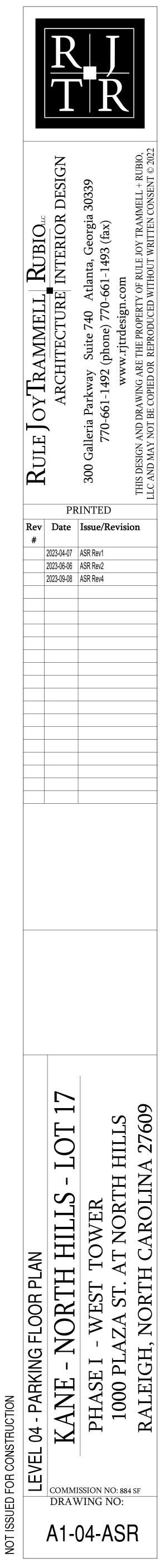




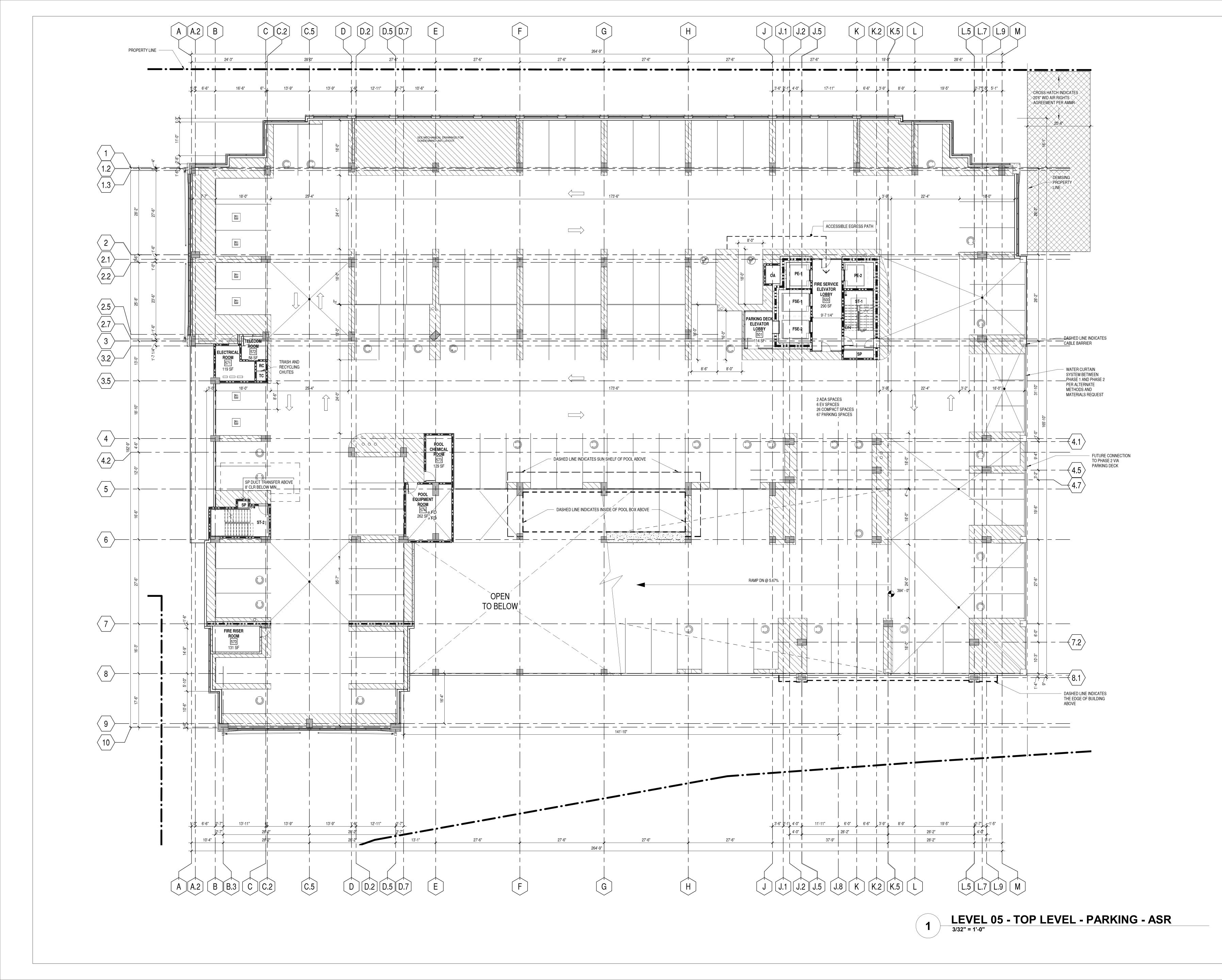


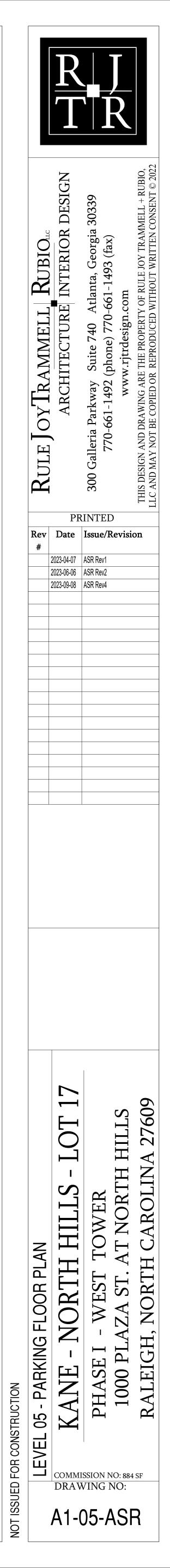


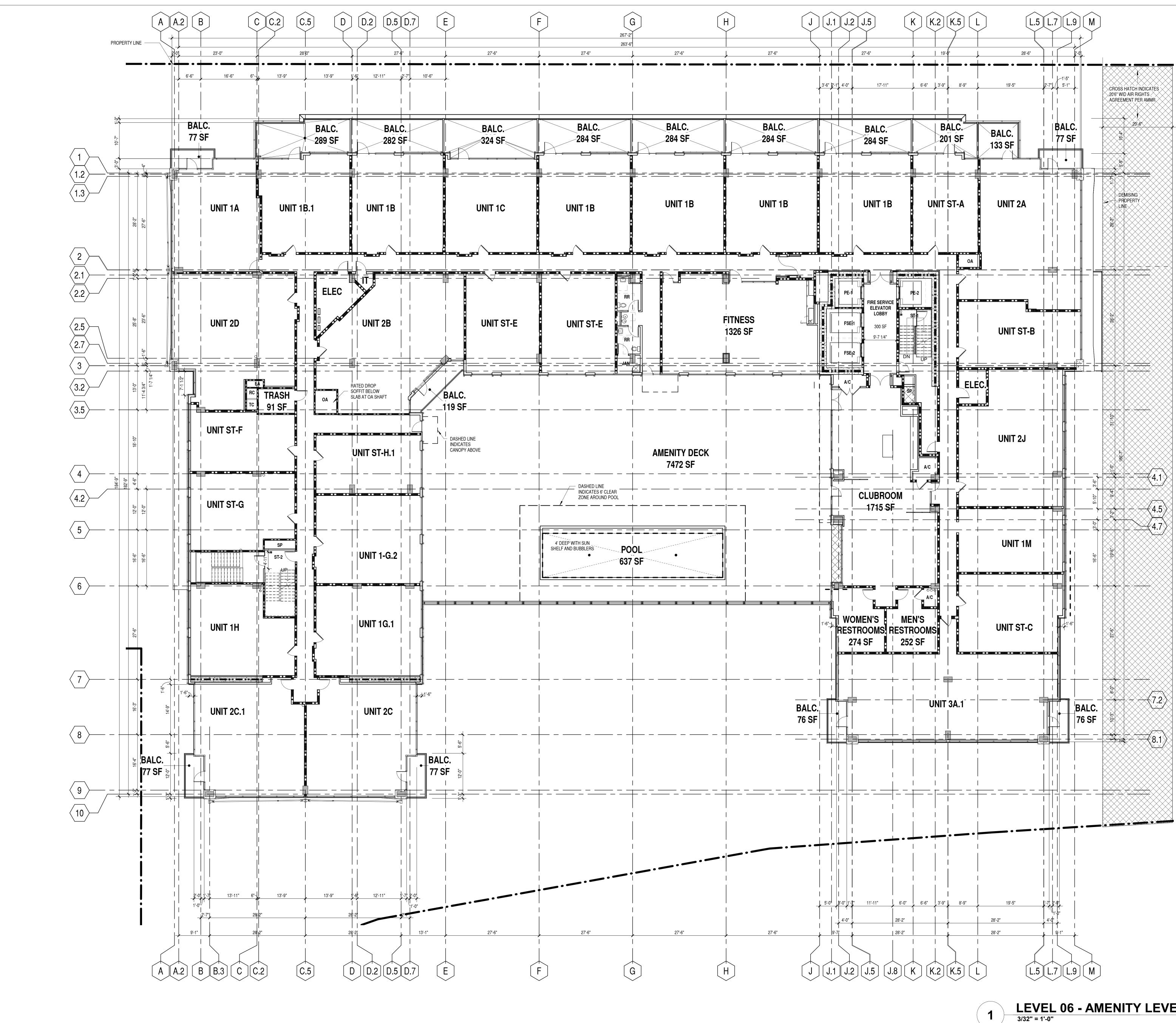




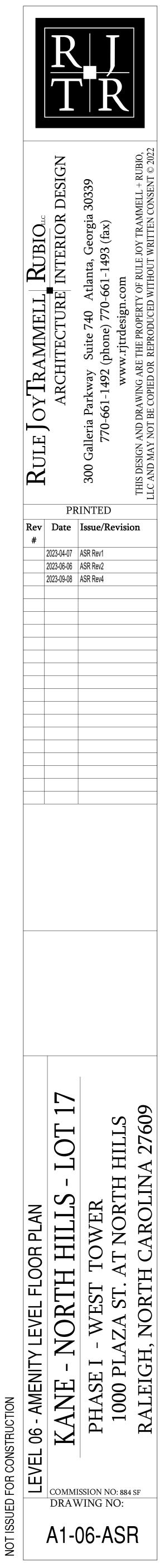
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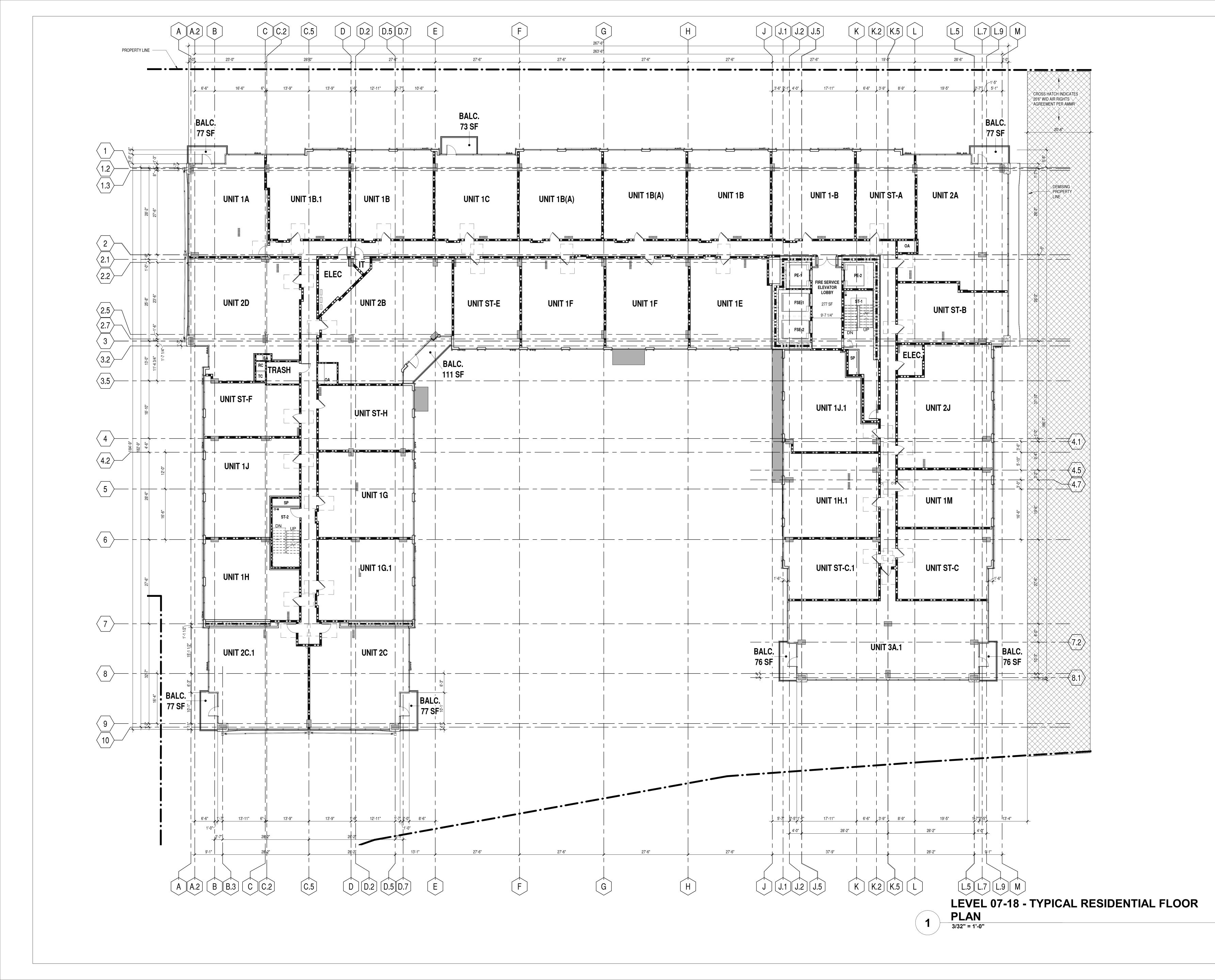


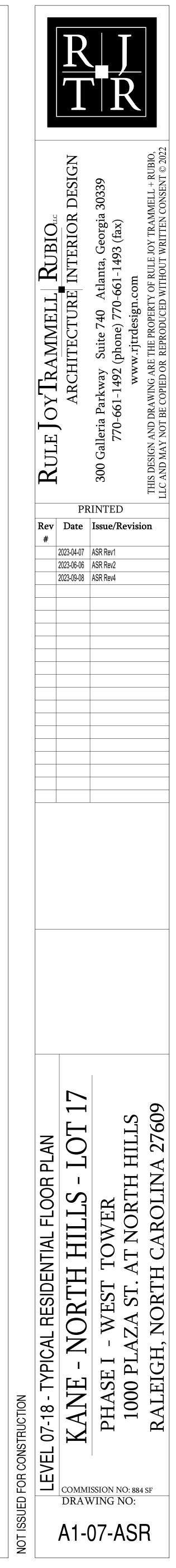


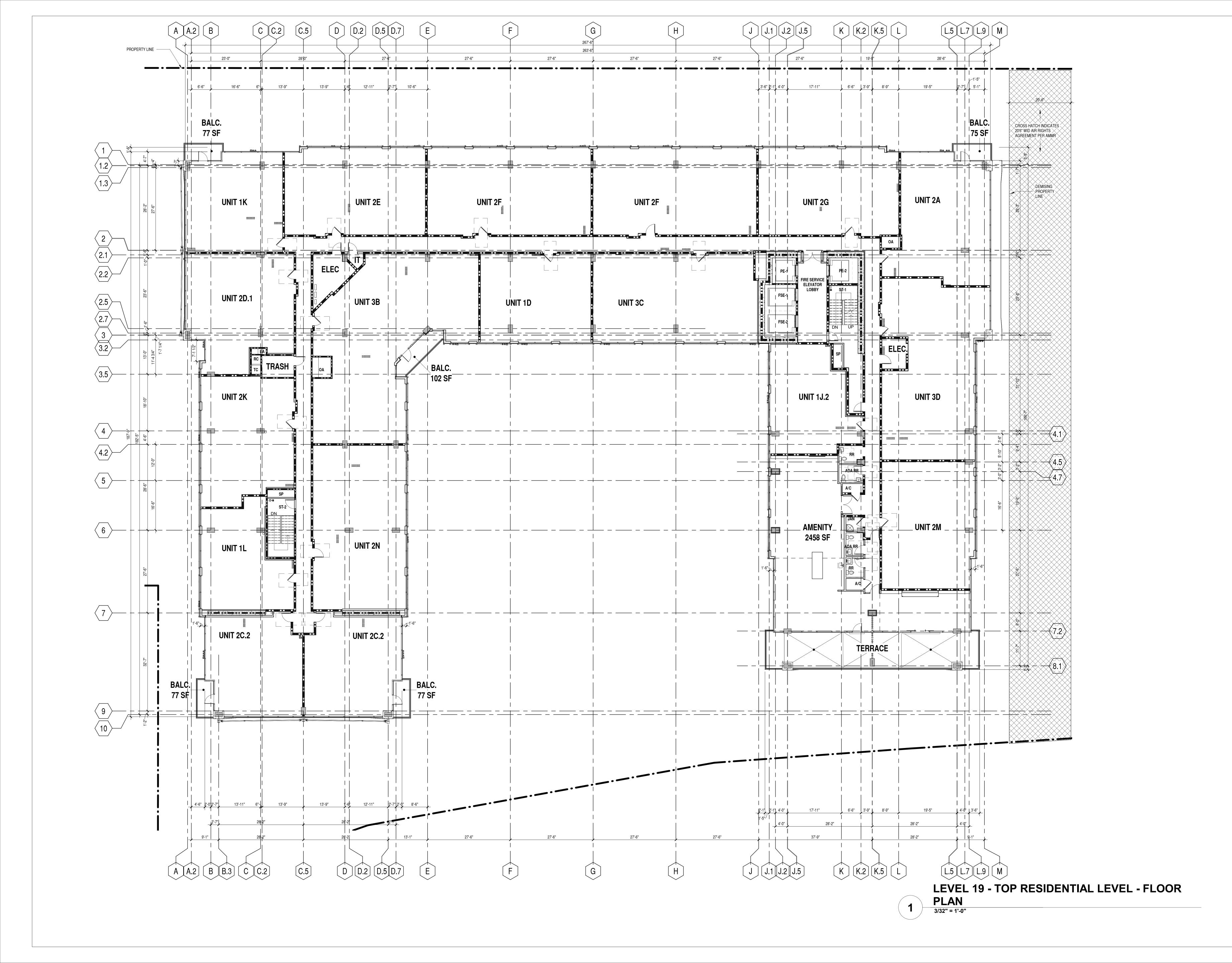


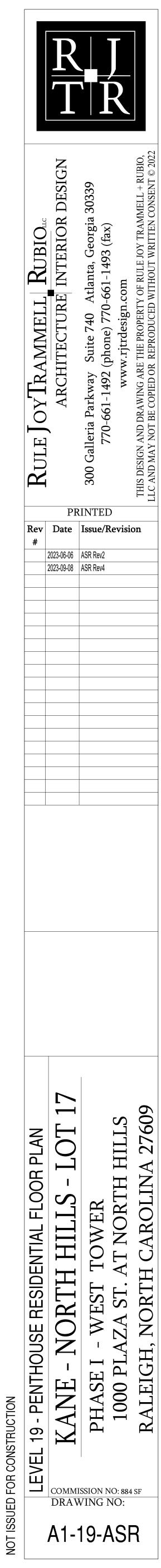
LEVEL 06 - AMENITY LEVEL - FLOOR PLAN 3/32" = 1'-0"







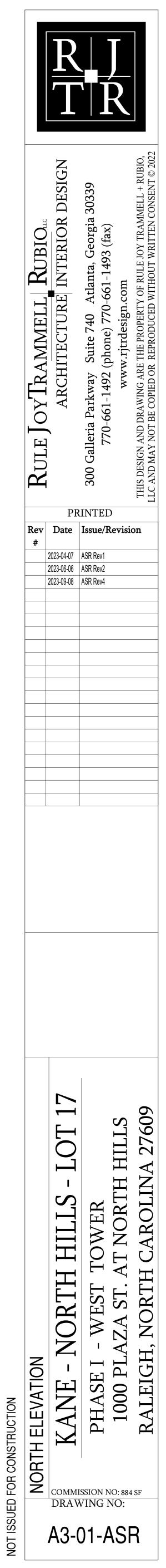




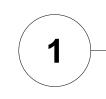
EL 2 <u>0 - ROOF</u>		
- 4" <u>ξ</u> φ τ <u>ΕL</u> 19 - 10"		
EL 18		
<u>EL 17</u>	Image: Section of the section of t	
L 16		
-0- -15		
14		
5"		
09 — — — — — — — — — — — — — — — — — — —		
5-PARKING		
1 <u>4 - PARKING</u>		
2-PARKING		
RADE AT PLAZA ST		
D <u>1 - GROUND LEVEL</u> B <u>ASEMENT</u>		



NORTH ELEVATION 3/32" = 1'-0"



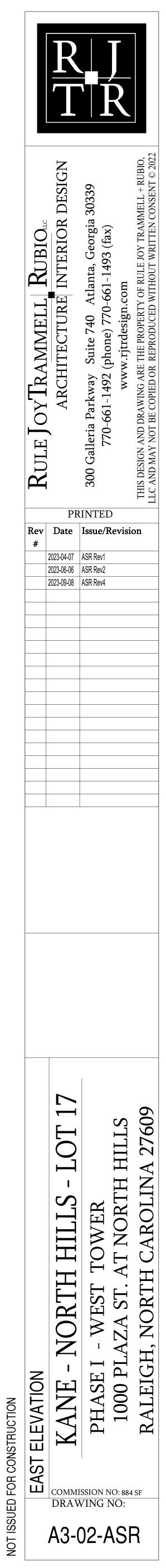
<u>LEVEL 21</u> - P <u>ENTHOU</u> SE <u>R</u> OOF 547' - 4"		
<u>LEVEL 20</u> - ROOF		
ې <u>لEVE</u> L <u>19</u> 521' - 10"		
€ <u>LEVEL 18</u> 510' - 4"		
LEVEL 17		
<u>LEVEL 16</u> 489' - 8"		
<u>LEVEL 15</u> 479' - 4"		
<u>LEVEL 14</u> 469' - 0"	WESTWING LINE WESTWING LINE LINE LINE LINE LINE LINE LINE LINE	
LEVEL 12 458' - 8"		
LEVEL 11 448' - 4"		
LEVEL 10 438' - 0"		
<u>LEVEL 09</u> 427' - 8"		
LEVEL 07		
<u>LEVEL 05</u> - P <u>ARKING</u> <u>384'</u> - 0" <u>5</u>		
● <u>LEVEL 03</u> - P <u>ARKING</u>		TEMP ADVERTISMENT
RETAIL 50-20 344' - 0" 50-20 RESIDENTIAL LOBBY 50-20 339' - 3" 74	PARKING DECKACCESS	
339' - 3" <u>-</u>		



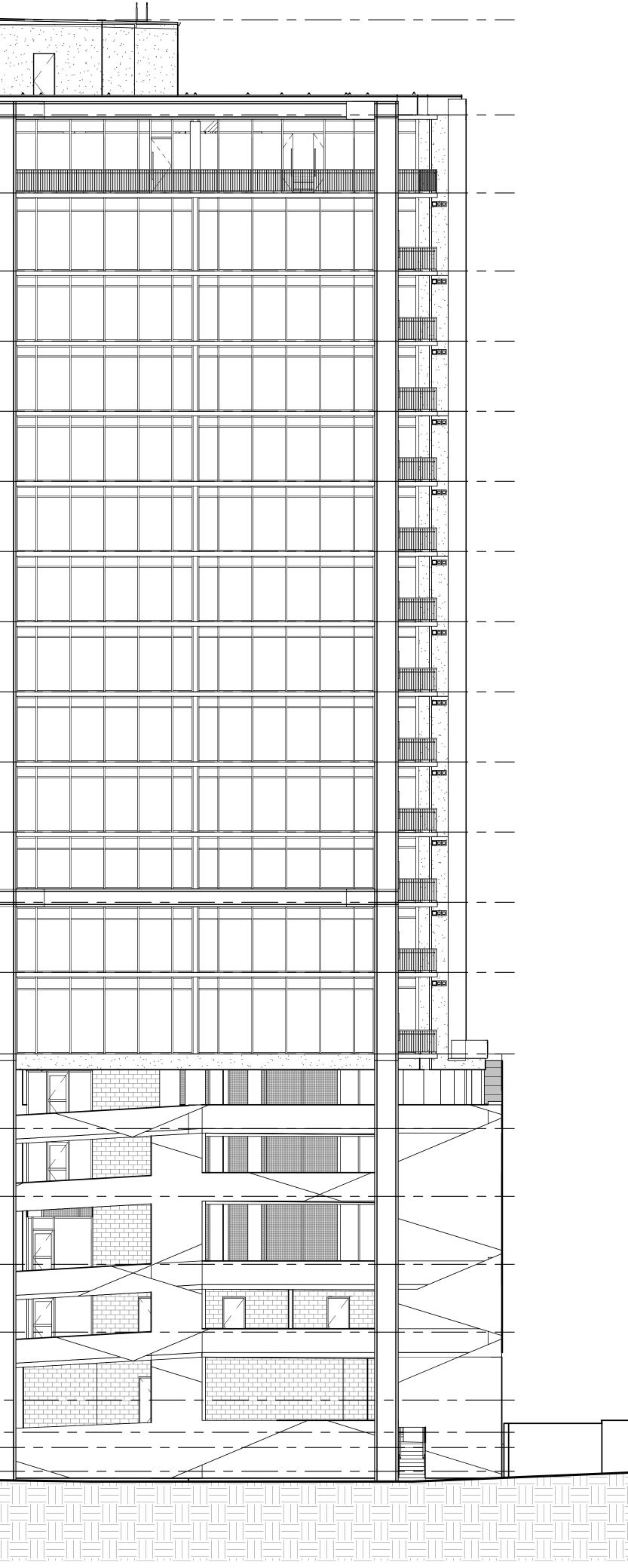




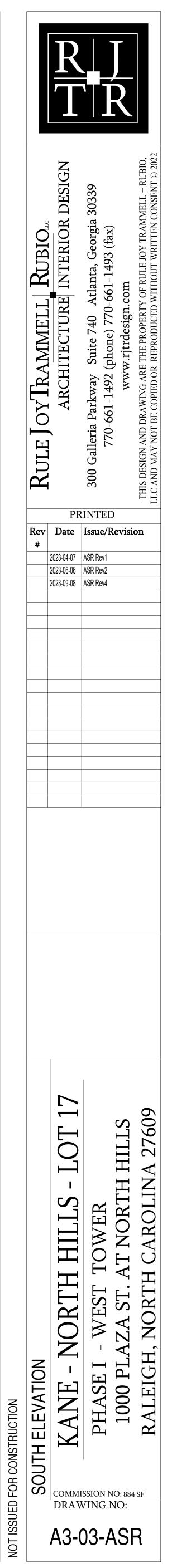


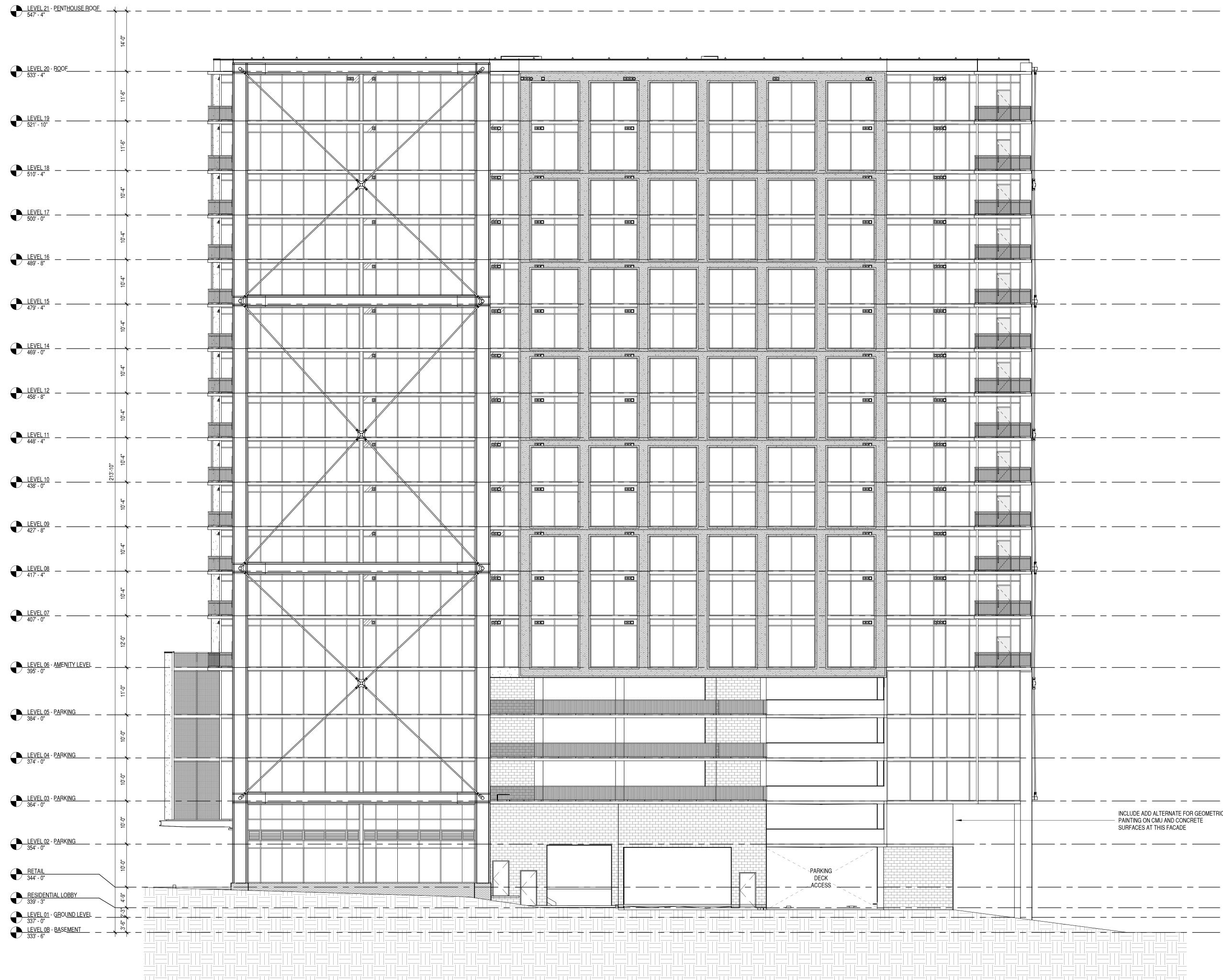


LEVEL 21 - PENTHOUSE ROOF 547' - 4"	- <u>\</u>				
	14-0-			- - - - - - 	
<u>LEVEL 20 - ROOF</u> 533' - 4"					
LEVEL 19					
<u>LEVEL 18</u> 510' - 4"					
<u>LEVEL 17</u>					
<u>LE</u> VE <u>L 16</u> 489' - 8"					
<u>LEVEL 15</u> 479' - 4"					
<u>LEVEL 14</u> 469' - 0"					
<u>LEVEL 12</u>					
400-0					
<u>LEVEL 11</u> 448' - 4"					
<u>و</u> ۲۰ ۲۰ ۲۰ ۲۰ ۲۰					
438' - 0"					
<u>LEVEL 09</u> 427' - 8"					
<u>LEVEL 08</u>					
<u>LEVEL 07</u> 407' - 0"					
LEVEL 06 - AMENITY LEVEL 395' - 0"					
LEVEL 05 - PARKING					
<u>LEVEL 05 - PARKING</u>					
<u>LEVEL 04 - PARKING</u>					
LEVEL 03 - PARKING					
<u>LEVEL 03 - PARKING</u>					
<u>LEVEL 02 - PARKING</u> 354' - 0"					
RETAIL 344' - 0"					
RESIDENTIAL LOBBY 339' - 3"			PARKING		
LEVEL 01 - <u>GROUND</u> LEVEL 337' - 0" LEVEL 0B - <u>BASEME</u> NT 333' - 6"					



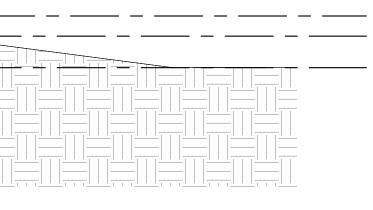




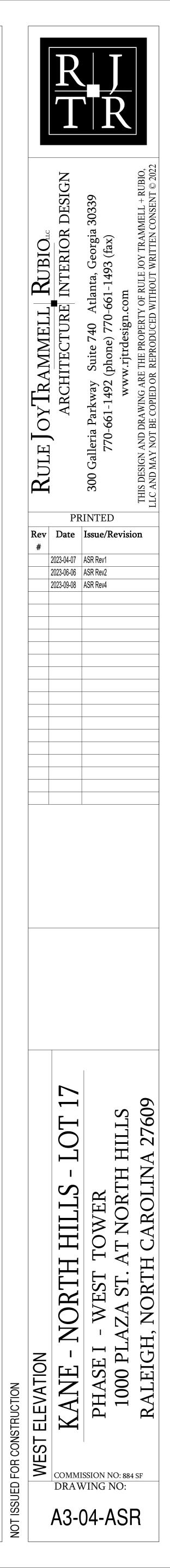


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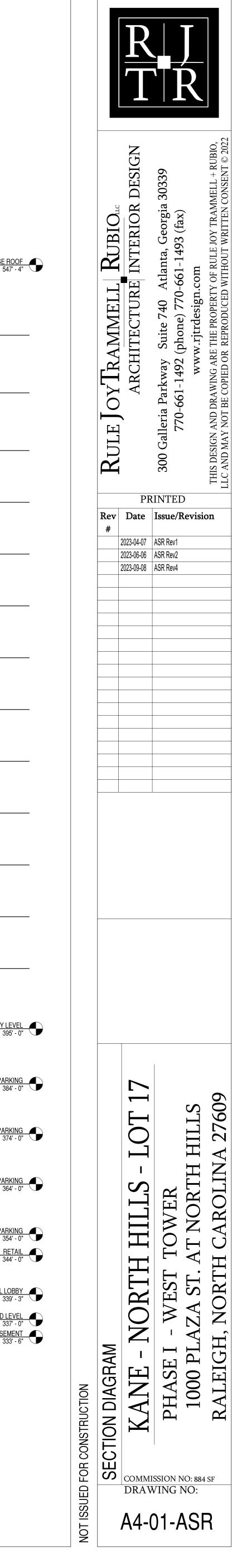
WEST ELEVATION - ASR 3/32" = 1'-0"



LEVEL 21 - PENTHOUSE ROOF 547' - 4"						
LEVEL 20 - ROOF				AA	^	⊫
<u>LEVEL 20 - ROOF</u> 533' - 4"						
<u>LEVEL 19</u> <u>521' - 10"</u>	RESI					
10.4"	RESI					
LEVEL 17 500' - 0"	RESI					
	RESI					
LEVEL 15 479' - 4"	RESI					
LEVEL 14 469' - 0"	RESI					
LEVEL 12 458' - 8" LEVEL 11 448' - 4"	RESI					
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 438' - 0" ⁴438' - 0" ⁵4 ⁵⁰6¹ ¹427' - 8" 	RESI					
 427' - 8" 427' - 8" 427' - 8" 417' - 4" 	RESI					
 ↓ 417' - 4" 	RESI					
12'-0"	RESI				AMENITY DECK	
LEVEL 06 - AMENITY LEVEL			DOG VASH ROOM			
<u>LEVEL 05 - PARKING</u> 384' - 0"		PARKING				
● <u>LEVEL 04 -</u> P <u>AR</u> KI <u>NG</u> 374' - 0" ● <u>LEVEL 03 -</u> P <u>AR</u> KI <u>NG</u> 364' - 0"		PARKING				
● <u>LEVEL 02 -</u> P <u>AR</u> KING						
RETAIL 344' - 0"						
RESIDENTIAL LOBBY 50 339' - 3" 57 LEVEL 01 - GROUND LEVEL 57 337' - 0" 50 LEVEL 08 - BASEMENT 50 333' - 6" 50						

	┭ ─ ── ─ ─ ─ ─ ──	 20'-6" AIR ACCESS EASEMENT	LE <u>VEL 21 - P</u> EN <u>TH</u> O <u>USE RO</u> 547'
F	ROOF	18-10	
	RESI		
· · · · · · · · · · · · · · · · · · ·	RESI		<u>LEVEL 06</u> - <u>AM</u> EN <u>ITY LEV</u> 395'
	PARKING		395 [.] <u>LE</u> VE <u>L 05 - PARKI</u> 384'
	PARKING		384' <u>LE</u> VE <u>L</u> 04 <u>-PARKI</u> 374'
	PARKING	 	_ ج <u>LE</u> VE <u>L 0</u> 3 <u>- PARKI</u> ق
			<u>LE</u> VE <u>L 02 - PARKI</u> 354'
		4-9" 	RET. 344' RESIDENTIAL LOB 339'
			LEVEL 01 - GROUND LEV LEVEL 01 - GROUND LEV LEVEL 0B - BASEME 333' LEVEL 0B - BASEME 333'





/ <u>EL</u> 2 <u>1 -</u> P <u>ENTHOUS</u> E <u>RO</u> OF_ - 4"	-0-14				
. 2 <u>0 -</u> R <u>OOF</u>					
	11-6"	RESI			
		RESI			
		RESI			
		RESI			
<u>6</u>					
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	10'-4"	RESI			_
1 <u>1</u>	210'-4"	RESI			
0		RESI			
0 <u>9</u>					
_ 0 <u>8</u> 4"					
07					
0 <u>6 -</u> A <u>MENITY LE</u> V <u>EL</u>		ත් PARKING			- ++
0 <u>5 -</u> P <u>ARKING</u>		PARKING			- + 11'-0"
<u>I - Parking</u>		PARKING			
0 <u>3 -</u> P <u>ARKING</u>	-0-0-0-	PARKING			10-0"
					- 10'-0" 55'-9
<u>2 -</u> P <u>arking</u>		RESI LOBBY			 0 /
NTIAL LOBBY					
0 <u>B -</u> B <u>ASEMENT</u>					- <u>- 9</u> - <u>- 9</u> 9 - 19 - 19 - 19 - 19 - 19 - 19 - 1



_____ ______ _ ____ _ ___ _ __ __ __ __ - - ---- - ----- - -----_____ _ _ ___ _ _ __ _ _ __ _ _ __ · / _ ____ _ ___ _ __ __ __ __ _____ _ _ _ _ _ _ _ _ _ _ 11'-0" ______ <u>LEVEL 05 - PARKING</u> 384' - 0" ______ Ģ 10 _ _____ <u>LEVEL 04 - PARKING</u> 374' - 0" 10'-0" LEVEL 03 - PARKING 364' - 0" _____ ______ <u>LEVEL 02 - PARKING</u> 354' - 0" 10'-0" <u>RETAIL</u> 344' - 0" _____ ō RESIDENTIAL LOBBY 339' - 3" _ ___ _ _ __ _ _ + ___ + ___ _____ _ _ _ _ _ _ _ _ _

