



# Administrative Approval Action

Case File / Name: ASR-0049-2022  
DSLCL - 1727 S SAUNDERS MULTI-FAMILY TOWER

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

- LOCATION:** This 2.6 acre site zoned CX-40-UL CU (Z-13-20) and within a SHOD-2 overlay is located on the northeast corner of the intersection of South Saunders Street and Centerline Street at 1731 South Saunders Street. The development is to be on lots 8 and 9 of BM 2022 PG 02140 (SUB-0008-2021).
- REQUEST:** This is a 24 story mixed use building type multi-family tower with retail uses totaling 664,173 square feet size.  
Board of Adjustment approvals as follows:  
DA-17-2022 (10/7/2022) granting relief from the transparency requirement along the west building façade and the 12 foot step back requirement along South Saunders Street.
- 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 October 26, 2022 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:*

☒ **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:***

### **Engineering**

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.

### **Public Utilities**

2. SPR-0135-2022 & RCMP-0207-2022 must be approved & recorded, respectively

### **Stormwater**

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

☒ **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.



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***The following items must be approved prior to recording the plat:***

## **Public Utilities**

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

☒ **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. The proposed 20' public access easement on the north side of Lot 9 as shown on the preliminary plan shall be recorded and a copy of the recorded easement map be provided to the City.
2. A demolition permit shall be obtained for existing buildings on site.

## **Public Utilities**

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

## **Stormwater**

4. 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).
5. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

## **Urban Forestry**

6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 6 Tree Grate street trees along Centerline Street and 8 street trees along S Saunders Street.

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

## **General**

1. Final inspection of all right of way street trees by Urban Forestry Staff.



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## Stormwater

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

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

**3-Year Expiration Date:** November 30, 2025

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

**4-Year Completion Date:**

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

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 11/30/2022  
Development Services Dir./Designee  
Staff Coordinator: Michael Walters

# Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Place, Suite 400 • Raleigh, NC 27601 • (919) 496-2000

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 11-14-19 to determine the site plan fee. If assistance determining a Site Plan Fee is needed, a Site Plan Fee 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	Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General	<input type="checkbox"/> Subdivision case # _____	<input type="checkbox"/> Subdivision case # _____
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	<input type="checkbox"/> Scoping/plan case # _____	<input type="checkbox"/> Certificate of Appropriateness # _____
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	<input type="checkbox"/> Board of Adjustment # _____	<input type="checkbox"/> Zoning Case # _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	<input type="checkbox"/> Administrative Alternate # _____	

## GENERAL INFORMATION

Development name: Multi-Family Tower  
 Inside City limits? ☒ Yes ☐ No  
 Property address(es):  
**1727 South Saunders Street**  
 Site P.L.N.(s): 1703402443, 1703402539, 1703402735, 1703404666  
 Please describe the scope of work. Include any additions, expansions, and change of use.  
 Multi-Family Tower with Retail.

Current Property Owner/Developer Contact Name:  
 NOTE: please attach purchase agreement when submitting this form.  
 Company: MK South III LLC Title: Steve Malik, Managing Member  
 Address: c/o Kane Realty, 4321 Lassiter at North Hills Ave, Raleigh, NC 27609  
 Phone # 919-719-3573 Email: bobbo@kanerealtycorp.com  
 Applicant Name: Gray Harrell, Assistant Project Manager  
 Company: McAdams Address: One Glenwood Ave., Suite 201, Raleigh, NC 27603  
 Phone # 919-287-0728 Email: harrell@mcadamsco.com

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## DEVELOPMENT TYPE • SITE DATA TABLE

SITE DATA	BUILDING DATA
Zoning district of more than one, please provide the majority district: <b>OX-40-UL-CU</b>	Building gross floor area (not to be demolished): <b>30,324 SF</b>
Gross site acreage: <b>2.66 ac.</b>	Building gross floor area to be demolished: <b>0 SF</b>
# of parking spaces required: <b>N/A - TC11-21</b>	New gross floor area: <b>\$64,173 SF</b>
# of parking spaces proposed: <b>453</b>	Total at gross (to remain and new): <b>\$64,173 SF</b>
Overlay district (if applicable): <b>g/g</b>	Proposed # of stories for each: <b>u</b>
Existing use (UDO § 1.4.1): <b>Warehouse/Vacant</b>	Proposed # of stories for each: <b>u</b>
Proposed use (UDO § 1.4.1): <b>Multi-Family (Townhome &amp; Retail)</b>	

STORMWATER INFORMATION	PROPOSED IMPROVED SURFACE
Existing Impervious Surface: Acreage: <b>0.75</b> Square Feet: <b>32,500</b>	Proposed Impervious Surface: Acreage: <b>2.69</b> Square Feet: <b>117,299</b>
Is there a flood hazard area? If yes, please provide: <b>n/a</b>	
Flood study: <b>7/13</b>	
FEMA Map Panel #: <b>n/a</b>	
Natural River Buffer: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS
Total # of dwelling units: <b>413</b>
# of bed room units: <b>119</b>
# of lots: <b>2</b>
Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

## SIGNATURE BLOCK

The undersigned indicates that the property owner(s) is/are aware of this application and that the proposed project described in this application will be maintained in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, **DAVID BOYETTE**, will serve as the agent regarding this application, and will receive and respond to administrative correspondence, required plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this project.

I have reviewed, acknowledged, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the final category and submitted policy, which state that applications will expire after 180 days of inactivity.

Signature: *David Boyette* Date: **8/1/2022**  
 Printed Name: **Steve Malik, Managing Member**

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## NOTES

1. THE MINIMUM CORNER CLEARANCE FOR A DRIVEWAY FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRUMBER THIS MINIMUM CORNER CLEARANCE. RETAIN SECTION 6.5.2.D.
2. WITHIN THE AREA OF A DEFINED RIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BURNING OR PLUMBING APPLIANCES, OR OTHER OBSTACLES THAT ARE "TWO FEET" TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

## SOLID WASTE INSPECTION STATEMENT:

1. THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
2. THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY PRIVATE SERVICES. THE CITY OF RALEIGH SOLID WASTE SERVICES (SWS) WILL NOT SERVICE THIS DESIGN.

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.

# MULTI-FAMILY TOWER

1727 SOUTH SAUNDERS STREET  
 RALEIGH, NORTH CAROLINA, 27607  
**ADMINISTRATIVE SITE REVIEW**  
 CITY OF RALEIGH CASE #: ASR-0049-2022  
 PROJECT NUMBER: KAN22004  
 DATE: JUNE 3, 2022  
 REVISED: AUGUST 31, 2022  
 REVISED: OCTOBER 26, 2022

## SHEET INDEX

C.0.0	ZONING CONDITIONS
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3-3	ALTA/NSPS & TOPOGRAPHIC SURVEY
C.0.1	PROJECT NOTES
C.0.2	TIA TRIP GENERATION
C.0.3	COMMUNITY ENGAGEMENT MEETING NOTES
C.1.00	EXISTING CONDITIONS & DEMOLITION PLAN
C.1.01	OVERALL LOT & PHASING PLAN
C.2.00	OVERALL SITE PLAN
C.2.01	SITE PLAN
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C.3.01	GRADING AND STORM DRAINAGE PLAN
C.3.02	AVERAGE GRADE PLAN
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C.9.00	STORMWATER SITE OVERVIEW
C.9.01	STORMWATER CONTROL MEASURE 'B' PLAN VIEW
C.9.02	POST DEVELOPMENT DRAINAGE AREA MAP
L.2.00	TREE CONSERVATION PLAN (FOR REFERENCE ONLY - APPROVED UNDER SUB-008-2021)
L.6.00	LIGHTING PLAN
L.7.00	PLANTING PLAN
L.7.90	PLANTING & SOILS DETAILS

## SITE DATA

SITE ADDRESS:	1727 SOUTH SAUNDERS STREET, RALEIGH, NORTH CAROLINA, 27607
PARCEL P.N. NUMBER:	1703402539
EXISTING ZONING:	CX-40-UL-CU (REZONING CASE #C-13-20)
OVERLAY DISTRICT:	NONE
WATERSHED:	WALNUT CREEK
FLOODPLAIN/FIRM PANEL:	N/A
SITE AREA:	GROSS SITE AREA: 2.66 ACRES, 113,296 SF RIGHT-OF-WAY EDUCATION: 0.00 ACRES NET SITE AREA: 2.66 ACRES, 113,296 SF
BUILDING GSI BRANDOWN:	RETAIL: 13,561 SF GROSS SITE AREA: 2.66 ACRES, 113,296 SF RIGHT-OF-WAY EDUCATION: 0.00 ACRES NET SITE AREA: 2.66 ACRES, 113,296 SF
AMENITY AREA:	REQUIRED: 0.28 ACRES, 12,326 SF + (34 STORIES - 7' 50" SF) + 11,326 + 604 = 12,930 SF AT GRADE: 12,009 SF ABOVE GRADE: 1,107 SF (LEVEL 9) TOTAL PROVIDED: 42,838 SF, 42,179 SF

CUMULATIVE DWELLING UNIT COUNTS (PER Z-13-20)	
MULTI-FAMILY SOUTH (1500-2000)	276 UNITS
MULTI-FAMILY TOWER (2000-3000)	413 UNITS
TOTAL DWELLING UNITS	689 UNITS

## GSI TRACKING TABLE

ASR NUMBER	CITY CASE NUMBER	PROJECT NAME	GSI MEASURES INCLUDED
1	ASR-6088-2021	MULTI-FAMILY SOUTH	NONE
2	ASR-6089-2021	CENTRAL OFFICE	PLANTING, BOM, BOM/STATION AREA, PORCELAINE PAVING
3	ASR-6092-2022	MULTI-FAMILY TOWER	GREEN ROOF

\*ZONING CASE Z-13-20 - GSI MEASURES IMPLEMENTED TO MEET ZONING REQUIREMENT #10

## BOARD APPROVALS:

APPEARANCE COMMISSION - DESIGN ALTERNATES

ON 7/1/2022 - HEARD AND APPROVED ON OCTOBER 07, 2022

FOR RELIEF FROM THE TRANSPORTATION REQUIREMENTS SET FORTH IN UDO SECTION 3.3.6.1 AND UDO SECTION 3.3.6.2 TO PROVIDE 1.37 THE FEET OF TRANSPORTATION FOR THE GROUND STONE PAVING IN THE LEFT TO LEFT ZONE IN FULL OF THE MINIMUM LANE (50% REQUIRED), AND A MINIMUM STREET CLOSURE OF TRANSPORTATION IN THE LEFT TO LEFT ZONE IN FULL OF THE MINIMUM LANE (50% REQUIRED) ON THE WEST BUILDING FACADE, AND (B) FOR RELIEF FROM THE LEFT STORMWATER REQUIREMENT SET FORTH IN UDO SECTION 3.3.3 ALONG SAUNDERS STREET.

## ARCHITECTURAL SHEET INDEX

A.0.0	ASR COVER SHEET
A.1.1	GROUND LEVEL
A.1.2	MIDRISE PODIUM LEVEL
A.1.3	TOP PARKING LEVEL
A.1.4	TERRACE LEVEL
A.1.5	TYPICAL TOWER RESI LEVEL & SKYDECK LEVEL
A.2.1	SOUTH & WEST ELEVATIONS
A.2.2	NORTH & EAST ELEVATIONS
A.2.3	MASSING AXONS

## RIGHT-OF-WAY OBSTRUCTION NOTES

1. STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
2. A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PLEASURE PLAN SHALL BE SUBMITTED TO [TRANSPORTATION SERVICES](#) AT 1000 W. HARRINGTON ST. RALEIGH, NC 27603.
3. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTORS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN AND ENSURE ALL PERMITS ARE OBTAINED.
4. THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NECDOT ROAD WITH RALEIGH'S JURISDICTION.
5. ALL TRAFFIC CONTROL, SIGNALS AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NC DOT "STANDARD SPECIFICATION FOR ROADWAY SAFETY" (NCDOT "ROADWAY STANDARD DRAWING MANUAL"). AND THE NC DOT SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL.
6. ALL PUBLIC UTILITIES MUST BE ACCESSIBLE TO THE STREET/ROAD AND ARE USUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PUBLIC UTILITIES DURING CONSTRUCTION SHALL BE REQUIRED TO BE IN COMPLIANCE WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROVING) THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL, DESIGN (MUTCD).
7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

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

## ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for coordinating the Public Works Department at (919) 996-2450, and the Public Utilities Department at (919) 996-4542, at least twenty-four hours prior to beginning any of their construction.

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

Failure to call for inspection, install a Downstream Plug, have Permitted Cops on the jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.



**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

## CONTACT

DAVID BOYETTE  
 boyette@mcadamsco.com  
 PHONE: 919. 244. 9528

## CLIENT

KANE REALTY CORPORATION  
 4321 LASSITER AT NORTH HILLS AVE SUITE  
 250 RALEIGH, NC 27609

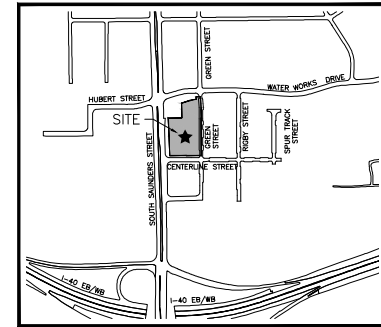


KANE REALTY CORPORATION  
 4321 LASSITER AT NORTH HILLS AVE SUITE  
 250 RALEIGH, NC 27609

ARCHITECT  
 CLINE DESIGN ASSOCIATES  
 325 N HARRINGTON ST  
 RALEIGH, NORTH CAROLINA 27603

## PROJECT DIRECTORY

KANE REALTY CORPORATION  
 4321 LASSITER AT NORTH HILLS AVE SUITE  
 250 RALEIGH, NC 27609

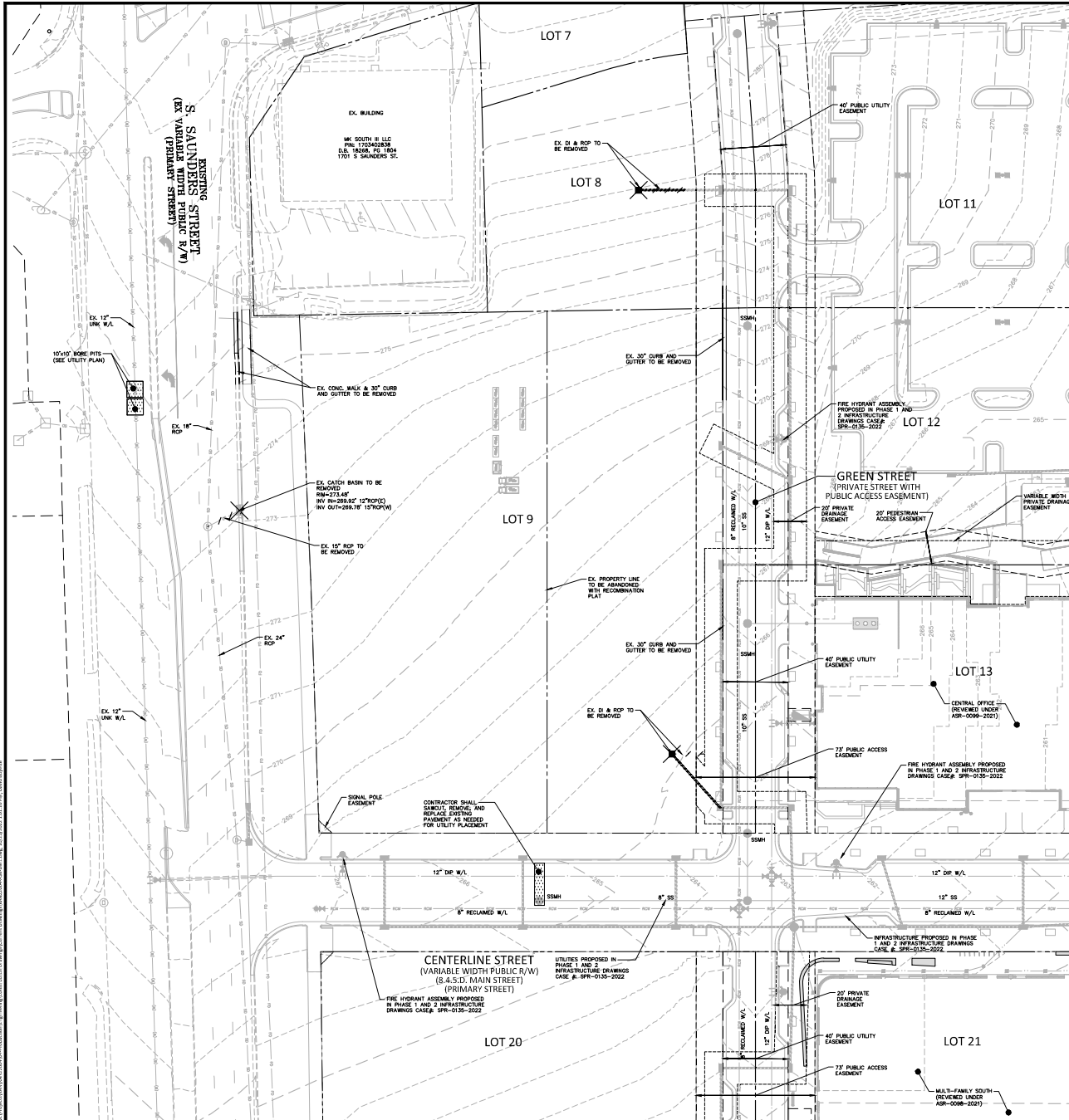


## VICINITY MAP

1" = 500'



FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION



#### DEMOLITION LEGEND

- TREE OR OTHER VEGETATION TO BE REMOVED
- UNDERGROUND UTILITY TO BE REMOVED
- AREA TO BE REMOVED (SEWAGE, CURB AND GUTTER, STRUCTURES, ASPHALT, CONCRETE PAVING, ETC.)

NOTE: SEE PLAN FOR DETAILED DEMOLITION PROCEDURES, SEQUENCING AND SPECIFICATIONS.

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#### CLIENT

**KANE**  
REALTY CORPORATION

**MULTI-FAMILY TOWER**  
ADMINISTRATIVE SITE REVIEW  
1727 S SAUNDERS STREET  
RALEIGH, NORTH CAROLINA, 27603

#### REVISIONS

NO.	DATE
1	06.31.2022 REVISED PER 24 COR COMMENTS
2	10.26.2022 REVISED PER 24 COR COMMENTS

#### PLAN INFORMATION

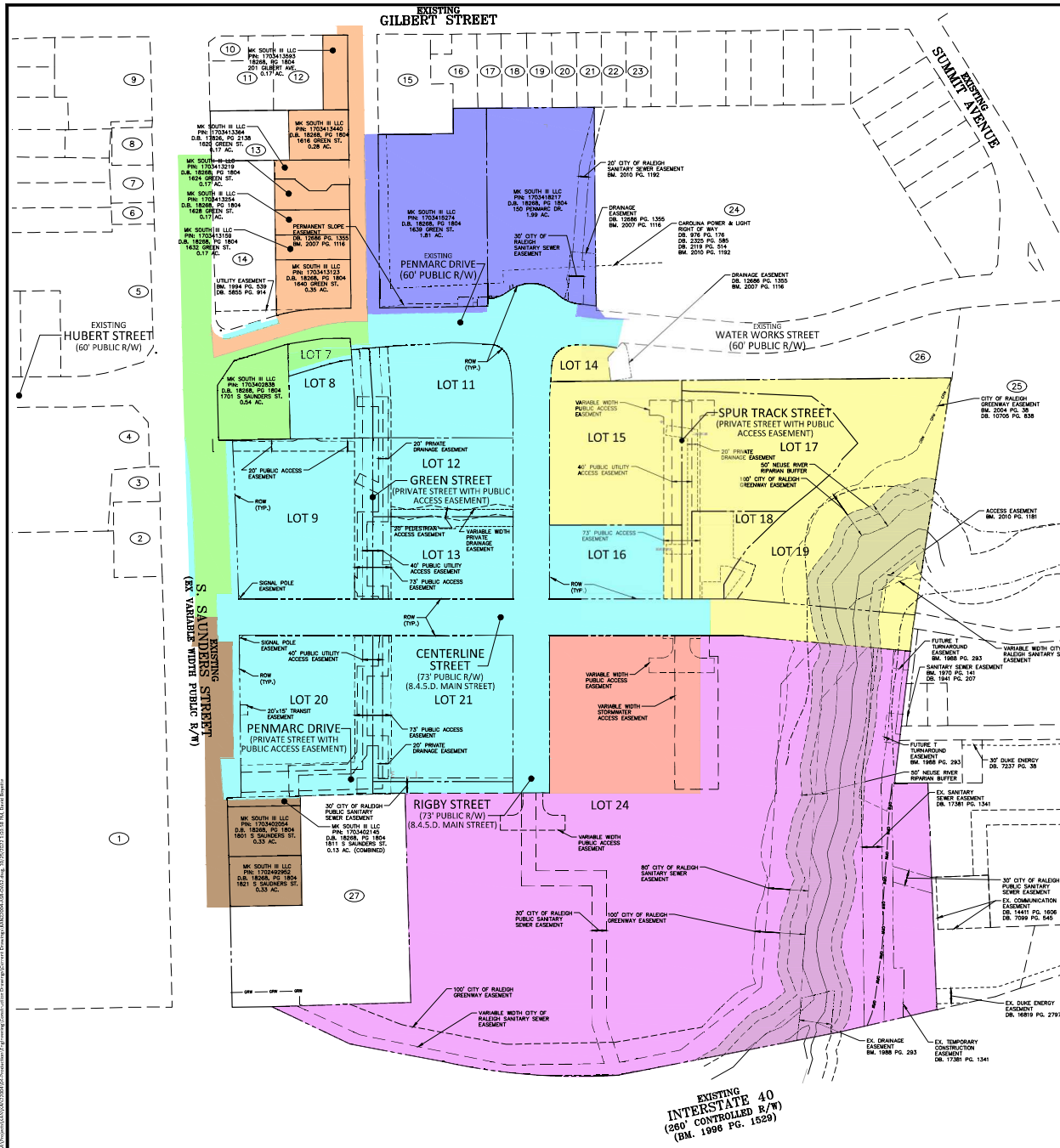
PROJECT NO. KAN22004  
FILENAME KAN22004-ASR-DM1  
CHECKED BY CGH  
DRAWN BY CGH  
SCALE 1"=30'  
DATE 06.03.2022

#### SHEET

#### EXISTING CONDITIONS & DEMOLITION PLAN

**C1.00**

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION



**PHASING LEGEND**

PHASE 1	PHASE 4	PHASE 7
PHASE 2	PHASE 5	PHASE 8
PHASE 3	PHASE 6	

**PHASING NOTES**

THE FOLLOWING LIST OF PUBLIC INFRASTRUCTURE IS REQUIRED TO SERVE PHASE 1:

- CONSTRUCTION OF SOUTH SAUNDERS STREET APPROXIMATELY AT THE PHASE 1 FRONTAGE ONLY. THE RIGHT-OF-WAY (DEED, SIDEWALK, BIKE PATH, AND STREET TREES) SHALL BE INSTALLED IN THE FULL-BUILT-OUT LOCATION, BUT ONLY THE ROAD IMPROVEMENTS REQUIRED WITH PHASE 1 SHALL BE CONSTRUCTED IN PHASE 1.
- CONSTRUCTION OF GREEN STREET AT THE PHASE 1 FRONTAGE ONLY.
- PUBLIC WATER EXTENSION AND RECLAIMED WATER AT WATER WORKS STREET TO CONNECT TO THE EXISTING WATERLINE EAST OF SUMMIT AVENUE.
- PUBLIC WATER EXTENSION AT GREEN STREET (WITHIN A UTILITY EASEMENT), RIGBY STREET, AND CENTERLINE STREET WITHIN PHASE 1 ONLY.
- EXTENSION OF PUBLIC SEWER TO EXISTING SEWER INTERCEPTOR WITHIN THE CENTERLINE STREET RIGHT-OF-WAY TO THE EAST SIDE OF WALNUT CREEK. EXTENSION OF PUBLIC SEWER SOUTH ALONG GREEN STREET TO ANTHEM STREET, THEN EAST ALONG ANTHEM STREET, THEN SOUTH TO CONNECT TO THE EXISTING SEWER INTERCEPTOR ALONG WALNUT CREEK TO SERVE PHASE 1 AS SHOWN ON THIS PHASE 1 PLAN.
- SCM 'C' TO SERVE PHASE 1 AND FUTURE PHASES 3 AND 8.
- THE ROUNDABOUT AT RIGBY STREET AND WATER WORKS STREET. WATER WORKS TO BE IMPROVED ON PHASE 1 FRONTAGE ONLY.
- SAUNDERS STREET AT CENTERLINE STREET
  - CREATE NEW DIRECTIONAL CROSSOVER INTERSECTION (STREET A LIMITED TO LEFT-IN/RIGHT-IN/RIGHT-OUT)
  - PROVIDE A SINGLE SOUTHBOUND LEFT-TURN LANE ON S SAUNDERS STREET WITH APPROXIMATELY 250 FEET OF STORAGE
  - PROVIDE A NORTHBOUND LEFT-TURN LANE ON S SAUNDERS STREET WITH APPROXIMATELY 300 FEET OF STORAGE
  - INSTALL A TRAFFIC SIGNAL WITH CROSSWALKS AND PEDESTRIAN SIGNAL HEADS
- INSTALL SHARROWS IN BOTH THE NORTH AND SOUTH DIRECTION AT GREEN STREET SOUTH TO WATER WORKS STREET.
- COORDINATE WITH CITY STAFF TO INSTALL BIKE LANES IN BOTH THE EAST AND WEST DIRECTION ALONG WATER WORKS STREET FROM SOUTH SAUNDERS STREET TO WAREHOUSE STREET.
- PEDESTRIAN LIGHTING WILL BE ADDED TO THE EXISTING GREENWAY IN TUNNEL UNDER SOUTH SAUNDERS STREET AT T-40 TO MEET CITY GREENWAY LIGHTING STANDARDS.
- TRANSIT STOP WITH SHELTER WITHIN A 15'x20' TRANSIT EASEMENT ALONG SOUTH SAUNDERS STREET AND SOUTH OF WATER WORKS STREET.
- PHASE 1 IMPROVEMENTS ALONG S SAUNDERS STREET TO INCLUDE ONLY SIDEWALK AND STREET TREES. EXISTING CURB AND GUTTER TO REMAIN.

THE FOLLOWING LIST OF PUBLIC INFRASTRUCTURE IS REQUIRED TO SERVE PHASE 2:

- SCM 'B' TO SERVE PHASE 2 AND PHASE 4.

**PROPERTY TABLE**

PARCEL #	OWNER	PIN	EXISTING USE	ZONING
1	ALCOHOLIC BEV INC	1703030421	RESTAURANT	RI
2	NEW GROUP LLC	1703030460	INDUSTRIAL	IX-3-PL
3	NEW GROUP LLC	1703030780	VACANT	IX-3-PL
4	FIPA STORAGE RALEIGH LLC	1703030784	COMMERCIAL	IX-3-PL
5	ROBERT ROBINSON LLC	1703030807	FLEX WARE	IX-3-PL
6	DEVINCENZO, BRUCE (DEVINCENZO, SONDRIA)	1703030825	VACANT	CS-3-PL
7	DEVINCENZO, BRUCE (DEVINCENZO, SONDRIA)	1703030832	VACANT	CS-3-PL
8	DEVINCENZO, BRUCE (DEVINCENZO, SONDRIA)	1703030889	COMMERCIAL	CS-3-PL
9	POWER RINGBACKS HOLDINGS LLC	1703030951	COMMERCIAL	RI-3
10	RIGHT FORCE	1703041080	RESIDENTIAL	RI-3-PL
11	HOBBY FAMILY LLC	1703042552	COMMERCIAL	CS-3-PL
12	VIVAS, ARIEL-JENSON VIVAS, MARIA-C	1703043523	RES	R-6
13	AKC SOUTH III	1703044108	VACANT	CS-40-UL-CU
14	QUALITY OIL COMPANY LLC	1703044218	INDUSTRIAL	IX-3-PL
15	HIBY, WILLIAM S	1703045534	RES	R-6
16	FIND AN ACORN LLC	1703046044	RES	R-6
17	RIGHT FORCE INC	1703047604	RES	R-6
18	RIGHT FORCE INC	1703047604	RES	R-6
19	FIND AN ACORN LLC	1703048034	RES	R-6
20	RIGHT FORCE INC	1703048554	RES	R-6
21	HACHMISTER, MARIAN C	1703049505	RES	R-6
22	RIGHT FORCE INC	1703049504	RES	R-6
23	HOBBS, DAVID G HOBBS, HELEN R	1703049515	RES	R-6
24	DAVE TWISTY PROGRESS INC	1703050225	...	R-6
25	RALEIGH-CITY OF	1703050972	POWER HS	IX-3
26	RALEIGH-CITY OF	1703050982	POWER HS	R-6
27	RAI RWI LLC	1703049479	RES MX	CS-40-UL-CU

**REVISIONS**

NO.	DATE	REVISION
1	08-31-2022	REVISED PER 24 COR COMMENTS
2	10-26-2022	REVISED PER 24 COR COMMENTS

**PLAN INFORMATION**

PROJECT NO. KAN22004  
FILENAME KAN22004-ASR-CAS2  
CHECKED BY CGH  
DRAWN BY CDR/CNS  
SCALE 1"=100'  
DATE 06.03.2022  
SHEET

**OVERALL LOT AND PHASING PLAN**

**C1.01**

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

**McADAMS**

The John R. McAdams Company, Inc.  
One Glenwood Avenue  
Suite 303  
Raleigh, NC 27603  
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fax 919. 361. 2269  
license number: C-0293, C-187  
www.mcadamsco.com

**KANE**  
REALTY CORPORATION

**MULTI-FAMILY TOWER**  
**ADMINISTRATIVE SITE REVIEW**  
**1727 S SAUNDERS STREET**  
RALEIGH, NORTH CAROLINA, 27603

**REVISIONS**

NO.	DATE	REVISION
1	08-31-2022	REVISED PER 24 COR COMMENTS
2	10-26-2022	REVISED PER 24 COR COMMENTS

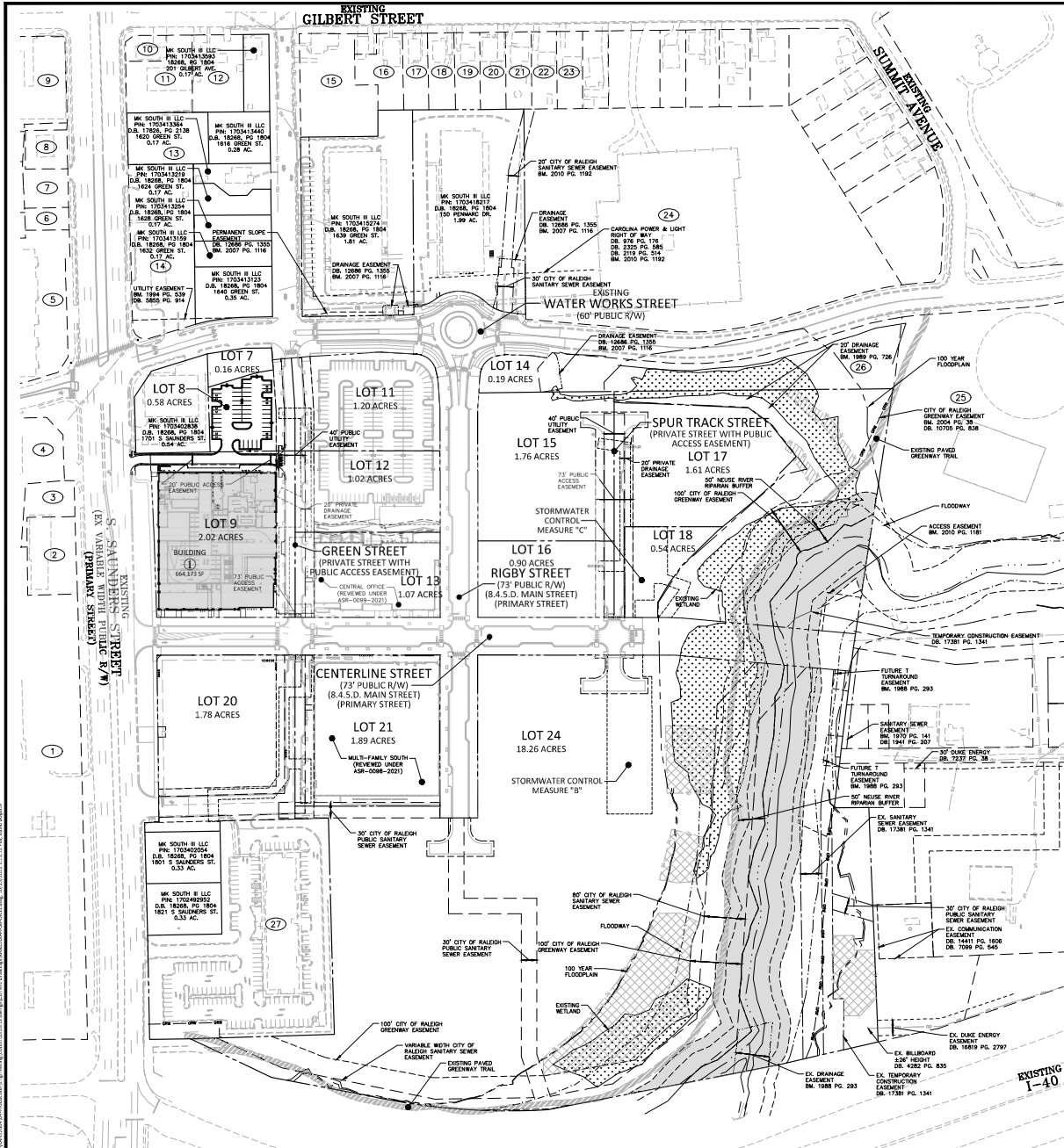
**PLAN INFORMATION**

PROJECT NO. KAN22004  
FILENAME KAN22004-ASR-CAS2  
CHECKED BY CGH  
DRAWN BY CDR/CNS  
SCALE 1"=100'  
DATE 06.03.2022  
SHEET

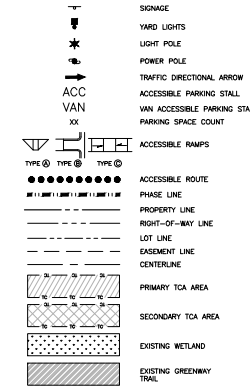
**OVERALL LOT AND PHASING PLAN**

**C1.01**

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION



SITE LEGEND

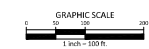


NOTES:

- 1. ALL INFRASTRUCTURE AND UTILITIES PROPOSED IN PHASE 1 AND 2.
- 2. INFRASTRUCTURE DRAWINGS CASE # SPR-XXXX-2022

PROPERTY TABLE

PARCEL #	OWNER	PIN	EXISTING USE	ZONING
1	FLOWERSVILLE INC.	1703045421	REG. VAC	RA
2	NEW GROUP LLC	1703045900	INDUSTRIAL	NA-3-PL
3	NEW GROUP LLC	1703045900	VACANT	NA-3-PL
4	FERPA STORAGE RALEIGH LLC	1703045764	COMMERCIAL	NA-3-PL
5	ROBERT ROBERTSON III LLC	1703045807	FLYER WARE	NA-3-PL
6	DEVINCENZO, BRUCE (DEVINCENZO, SONDIA)	1703045925	VACANT	NA-3-PL
7	DEVINCENZO, BRUCE (DEVINCENZO, SONDIA)	1703045980	VACANT	NA-3-PL
8	DEVINCENZO, BRUCE (DEVINCENZO, SONDIA)	1703045980	COMMERCIAL	NA-3-PL
9	DEVINCENZO, BRUCE (DEVINCENZO, SONDIA)	1703045922	COMMERCIAL	NA-3-PL
10	RIGHT FORCE INC.	1703045188	RESIDUAL	NA-3-PL
11	RIGHT FORCE INC.	1703045212	COMMERCIAL	NA-3-PL
12	VIVIAN, ADRIAN (VIVIAN, MARIAN C)	1703045232	RES.	NA-3-PL
13	MIR SOUTH LLC	1703045240	VACANT	NA-3-PL
14	QUALITY OIL COMPANY LLC	1703045208	INDUSTRIAL	NA-3-PL
15	REDF, WILLIAM S.	1703045534	RES.	NA-3-PL
16	FIND AN ACORN LLC	1703045544	RES.	NA-3-PL
17	RIGHT FORCE INC.	1703045504	RES.	NA-3-PL
18	RIGHT FORCE INC.	1703045754	RES.	NA-3-PL
19	FIND AN ACORN LLC	1703045504	RES.	NA-3-PL
20	RIGHT FORCE INC.	1703045504	RES.	NA-3-PL
21	HACHMESTER, MARIAN C	1703045504	RES.	NA-3-PL
22	RIGHT FORCE INC.	1703045534	RES.	NA-3-PL
23	HOBBS, DAVID C (HOBBS, WELYN B)	1703045515	RES.	NA-3-PL
24	CLARK ENERGY PROPERTIES INC.	1703045225	POWER	NA-3-PL
25	RALEIGH CITY OF	1703045924	POWER	NA-3-PL
26	RALEIGH CITY OF	1703045924	POWER	NA-3-PL
27	NEW GROUP LLC	1703045924	REG. VAC	NA-3-PL



SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES.  
ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NC DOT STANDARDS, SPECIFICATIONS AND DETAILS.

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

**McADAMS**  
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**KANE**  
REALTY CORPORATION

**MULTI-FAMILY TOWER**  
**ADMINISTRATIVE SITE REVIEW**  
**1727 S SAUNDERS STREET**  
RALEIGH, NORTH CAROLINA, 27603

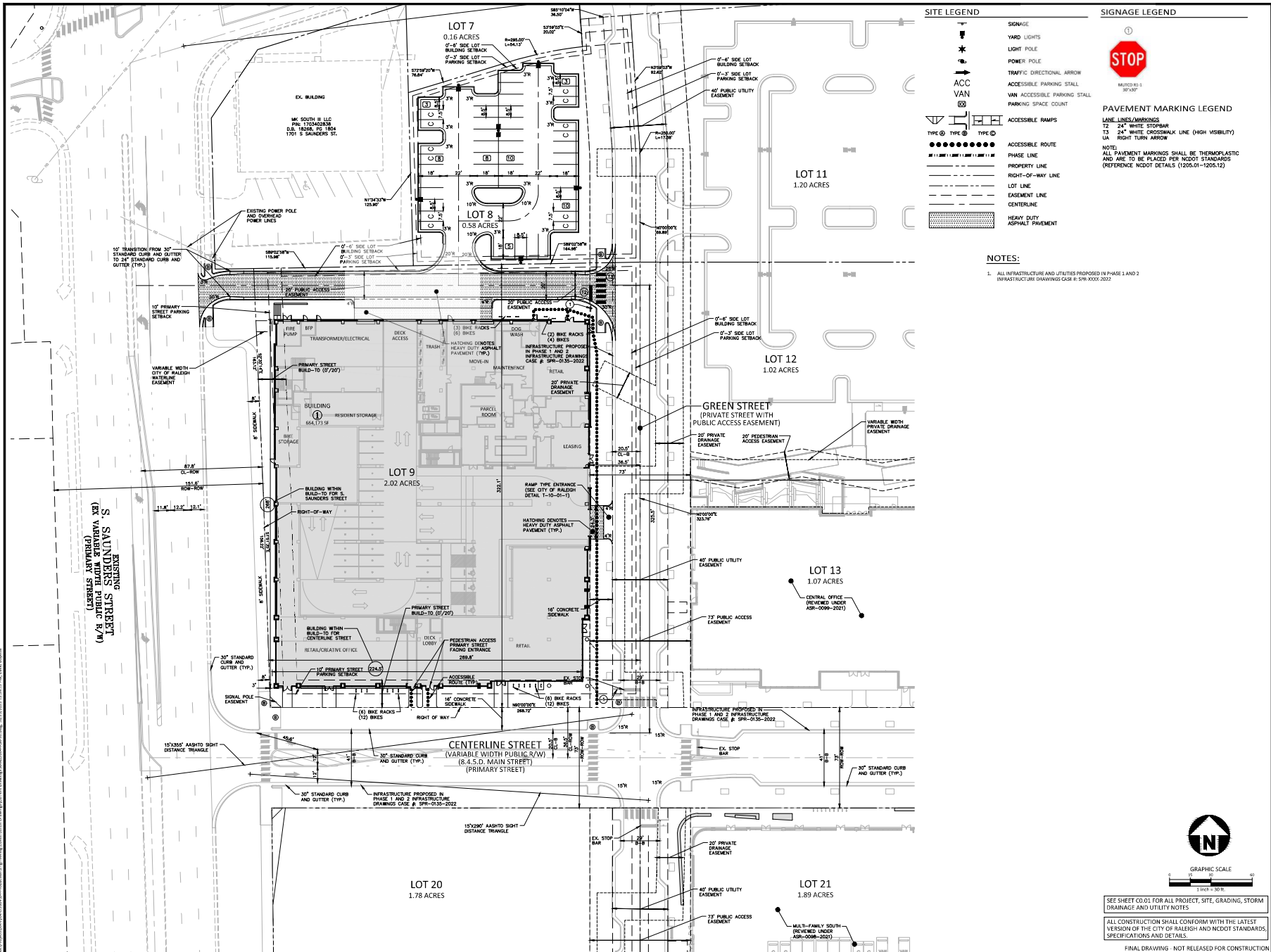
REVISIONS

NO.	DATE	REVISION
1	08.31.2022	REVISED PER 24 COR COMMENTS
2	10.26.2022	REVISED PER 24 COR COMMENTS

PLAN INFORMATION

PROJECT NO.	KAN22004
FILENAME	KAN22004-ASR-QAS1
CHECKED BY	CGH
DRAWN BY	CDR
SCALE	1"=100'
DATE	06.03.2022

**OVERALL SITE PLAN**  
**C2.00**



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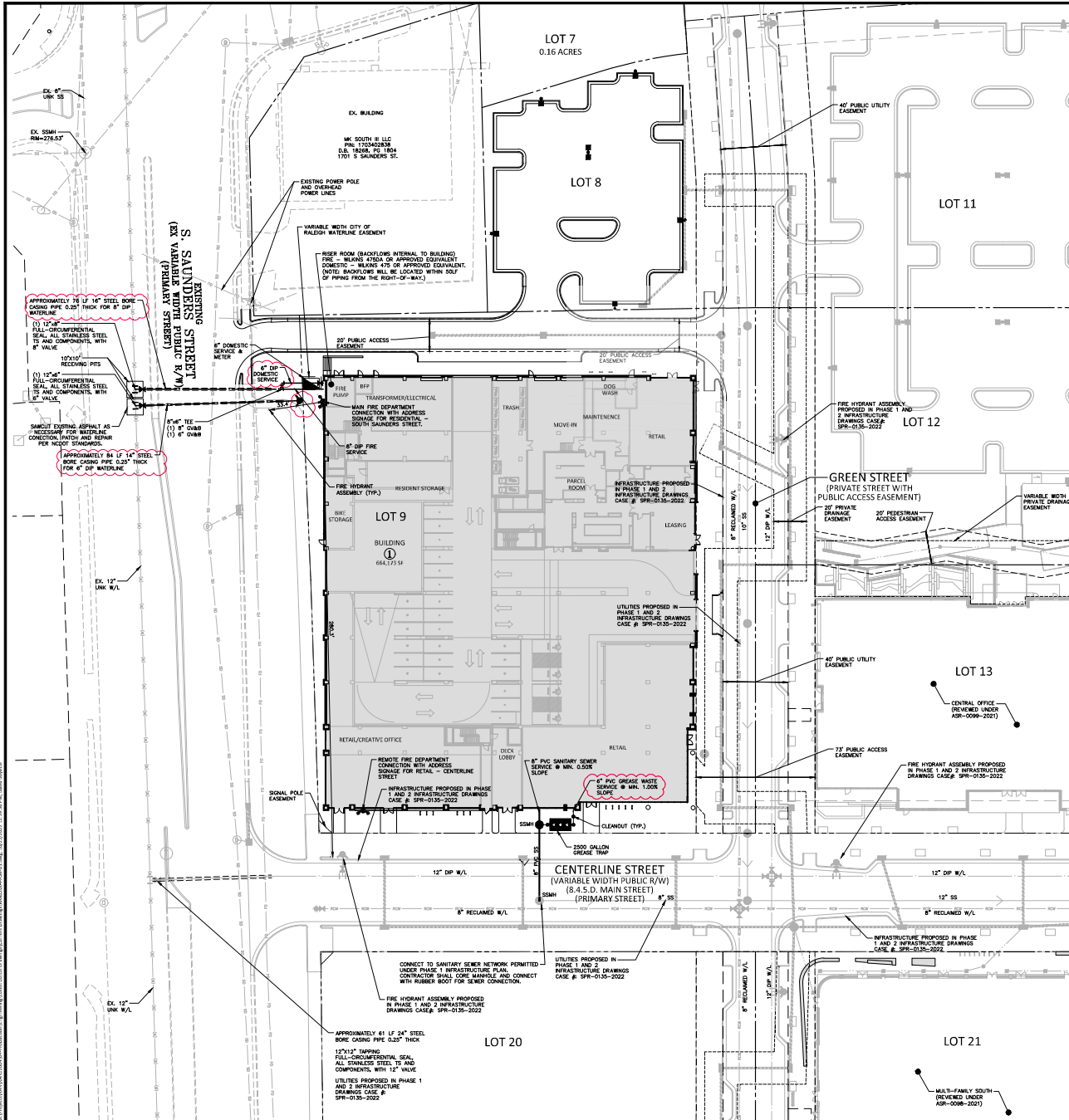
**REVISIONS**

NO.	DATE	REVISION
1	06.31.2022	REVISED PER 2d COR COMMENTS
2	10.26.2022	REVISED PER 2d COR COMMENTS

**PLAN INFORMATION**

PROJECT NO.	KAN22004
FILENAME	KAN22004-ASR-51
CHECKED BY	CGH
DRAWN BY	CDR
SCALE	1"=30'
DATE	06.03.2022

**SITE PLAN**  
**C2.01**



UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE

NOTES:

1. ALL INFRASTRUCTURE LINE AND UTILITIES PROPOSED IN PHASE 1 AND 2 INFRASTRUCTURE DRAWINGS CASE # SPR-0135-2022

REVISIONS

NO.	DATE
1	06.31.2022 REVISED PER 24th CDOR COMMENTS
2	10.26.2022 REVISED PER 24th CDOR COMMENTS

PLAN INFORMATION

PROJECT NO. KAN22004  
FILENAME KAN22004-ASR-1/1  
CHECKED BY CGH  
DRAWN BY CDR  
SCALE 1"=30'  
DATE 06.03.2022

SHEET

UTILITY PLAN

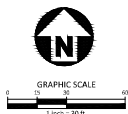
C4.00

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CLIENT

**KANE**  
REALTY CORPORATION

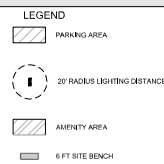
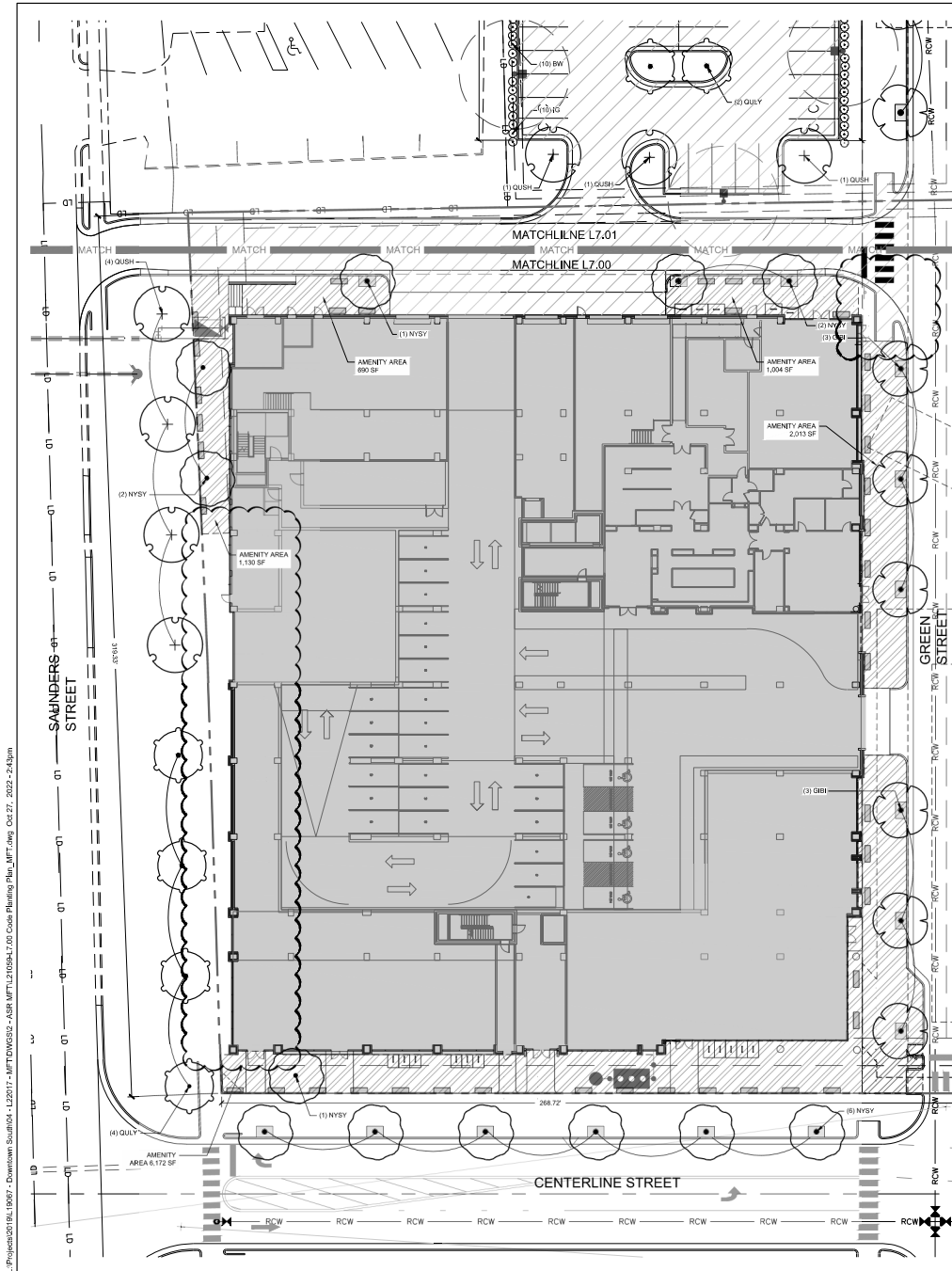
**MULTI-FAMILY TOWER**  
ADMINISTRATIVE SITE REVIEW  
1727 S SAUNDERS STREET  
RALEIGH, NORTH CAROLINA, 27603



SEE SHEET C0.D1 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION



**LANDSCAPE NOTES:**

- VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES OR INACCURACIES IN THE PLANS TO THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- LANDSCAPE WORK SHALL INCLUDE THE FURNISHING, INSTALLATION, AND WARRANTY OF ALL PLANTING MATERIALS WITHIN THE PROJECT AREA.
- THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL EXISTING AND NEW UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR PLANTING. DAMAGES TO UTILITIES CAUSED BY THE LANDSCAPE OPERATION SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
- LANDSCAPING SHALL REMAIN CLEAR FROM ANY FIRE HYDRANTS ON THE SITE.
- ALL TREES TO BE A MINIMUM OF 2" IN CALIPER AND MUST MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
- TREE PROTECTION NOTE: TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE OR EXCAVATION OF A GRADING PRINT AND SHALL INCLUDE WARNING SIGNS POSTED TO BOTH FRONT AND REAR AS FOLLOWS: "NO TRESPASSING/TREE PROTECTION AREA/PROHIBITED ENTRY/ZONA PROTECTORA PARA LOS ARBOLES".
- PROTECTION OF EXISTING VEGETATION AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAFE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREE IS DONE, ETC. NO STORAGE OF MATERIALS, FUEL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
- ROOT ZONE PROTECTION AREA VARIES BASED ON LOCAL JURISDICTION HAVING AUTHORITY. CONTRACTOR SHALL COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS. NO DISTURBANCE ALLOWED WITHIN THE AREA. AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCING AND WARNING SIGNS.
- SEED BED PREPARATION: ALL AREAS TO BE SEED BED ARE TO RECEIVE A MINIMUM OF 2" OF APPROVED TOPSOIL. ALL DEBRIS, ROCKS, ETC. LARGER THAN 2" ARE TO BE REMOVED. ALL LARGE CONCENTRATIONS OF GRAVEL & DEBRIS REGARDLESS OF SIZE ARE TO BE REMOVED PRIOR TO SEEDING OR PLANTING.
- ALL PLANT BED AREAS ARE TO RECEIVE A MINIMUM OF 6" OF APPROVED TOPSOIL.
- SOIL SHOULD BE TESTED AND AMENDED WITH LIME AND FERTILIZER FOR HARDWOOD TREES ACCORDING TO NCDA PROTOCOLS. SCUMPT PLANT FTY WALLS CONSULT LANDSCAPE ARCHITECT FOR A TERNATE SCUMPT MAIN.
- SHRUBBED HARDWOOD MULCH 3" DEEP EXCEPT AT CROWN OF PLANT UNLESS OTHERWISE NOTED. FLAME AT CROWN SHOULD BE REVEALED. BACKFILL CONSISTS OF THOROUGHLY BROKEN UP NATIVE SOIL. TOTAL VOLUME OF BACKFILL SHOULD BE AMENDED UP TO ONE THIRD PER BARK MULCH. RECES SHOULD BE NO LARGER THAN WHAT PASSES THROUGH A ONE INCH SCREEN. IF ADDITIONAL SOIL IS REQUIRED FOR BACKFILL DUE TO SETTIMENTAL, SUBSID, OR DAMAGE TO EXISTING SOIL, SOIL SIMILAR TO EXISTING NATIVE SOIL. ADDITIONAL SOIL TO BE APPROVED BY LANDSCAPE ARCHITECT. MAXIMUM SAUCER HEIGHT IS 6 INCHES.
- TOP OF ROOTBALL TO BE RAISED 3-4 INCHES ABOVE EXISTING GRADE.
- FOR B&B PLANTS, NATURAL FIBER BURLAP SHOULD BE TURNED DOWN BY 1/3 TOTAL HEIGHT OF ROOT BALL. PLASTIC FIBER BURLAP AND WIRE BRACKETS SHOULD BE REMOVED TO 3/35 OF TOTAL HEIGHT OF ROOT BALL.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING THE TREE UPRIGHT AND PLUMB THROUGHOUT THE WARRANTY PERIOD. IF STABILIZATION IS NECESSARY SEE STAKING IN TREE DETAIL. ORANGE FLAGGING TAPE SHOULD BE ATTACHED TO SUPPORT WIRE. STAKING SHOULD BE REMOVED BY CONTRACTOR AT END OF ONE YEAR WARRANTY PERIOD OR AS DIRECTED BY GROUNDS MANAGEMENT.
- USE STANDARD "GATOR" BAGS FOR WATERING TREES IN AREAS NOT UNDER IRRIGATION. INCORPORATE TERRA-SOBS (OR EQUAL) AS PER MANUFACTURERS RECOMMENDATIONS. FOR AREAS NOT UNDER IRRIGATION.
- USE "BIO-GARDEN" OR EQUIVALENT ACCORDING TO MANUFACTURERS RECOMMENDATION FOR TREES THAT WILL BE PLANTED WITHIN 15' OF PAVEMENT.
- LANDSCAPING/C.O. STANDARDS NOTE: ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF COMPLIANCE.

**PLANTING NOTES**

- DO NOT STAKE TREES EXCEPT WHERE SPECIFIED BY LANDSCAPE ARCHITECT. STAKING IS REQUIRED FOR TREES PLANTED ON SLOPES.
- WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE. TLL IN SOIL. AMENDMENTS TO A DEPTH OF 4" OVER THE ENTIRE AREA.
- FOR CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL. THEN CLIP OR PULL AWAY ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
- FOR FIELD GROWN TREES, CUT BURLAP, ROPE AND WIRE BASKET AWAY FROM TOP AND SIDES OF ROOT BALL.
- THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL. SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.
- DO NOT WRAP TRUNK MARK NORTH SIDE OF TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.
- WIDTH OF PLANTING HOLE IS 3X ROOT BALL AT THE SURFACE. SLOPING TO 2X THE ROOT BALL DIAMETER AT THE DEPTH OF THE ROOT BALL.
- BEFORE PLANTING, ADD 3-4" OF WELL COMPOSTED LEAVES, RECYCLED YARD WASTE OR OTHER COMPOST AND TLL INTO TOP 4" OF PREPARED SOIL. ADD COMPOST AT 20-30% BY VOLUME TO BACKFILL.
- PERFORM PERCOLATION TEST FOR EACH TREE PIT TO CONFIRM THAT WATER DRAINS OUT OF THE SOIL. PROVIDE GRAVEL SUMP FILTER FABRIC & VENT PIPE IF DRAINAGE DOES NOT OCCUR WITHIN 24 HOURS. INCLUDE ALL SUMPS IN BASE BID. SHOULD SUMPS NOT BE NECESSARY AFTER PERCOLATION TEST, PROVIDE CHANGE ORDER DEDUCT TO OWNER.
- IF PLANTING HOLES ARE DUG WITH A LARGE AUGER BREAKING DOWN THE SOILS WITH A SHOVEL CAN ELIMINATE GLAZING AND CREATE THE PREFERRED SLOPING SOIL.
- TREES SHALL HAVE SINGLE LEADERS. TREES WITH 2 LEADERS WILL BE REJECTED.
- DO NOT PLACE MULCH IN CONTACT WITH TRUNK.
- PROVIDE GATOR BAGS FOR ALL TREES WHERE IRRIGATION IS NOT PROVIDED.
- FOR ALL STREET TREES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY, 60 CUBIC FEET OF HIGH QUALITY SUBSURFACE STRUCTURAL TOP SOIL SHALL BE PLACED WITHIN THE IMMEDIATE AREA WHERE THE TREE IS TO BE PLACED PER THE CITY OF RALEIGH STREET DESIGN MANUAL.
- TREES PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE MUST BE LAMED UP 6'.

**ADMINISTRATIVE SITE REVIEW**

Project number: L21059 Sheet #: L7.00

Issued Date: 10.26.2022

Drawn by: SW

Approved by: CR

**STEWART**

221 S. WEST ST. #1100 RALEIGH, NC 27603 T 919.362.8750 FIRM LICENSE # 01-1051 www.stewartinc.com PROJECT # L21059

**Client:** KANE REALTY CORPORATION 4321 LAKESHIRE AT NORTH HILLS AVE SUITE 250 RALEIGH, NC 27609

**Consultants:** MCADAMS ONE GLENWOOD AVENUE SUITE 201 DURHAM, NC 27603 PHONE #919.823.4300 DUDA PAVLE ARCHITECTS PA DURHAM, NC 27603 PHONE #919.823.4300 SKH ARCHITECTS 4600 EAST-WEST HIGHWAY, SUITE 700 PHONE #919.823.4300

**Vicinity map:**

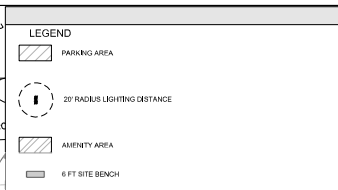
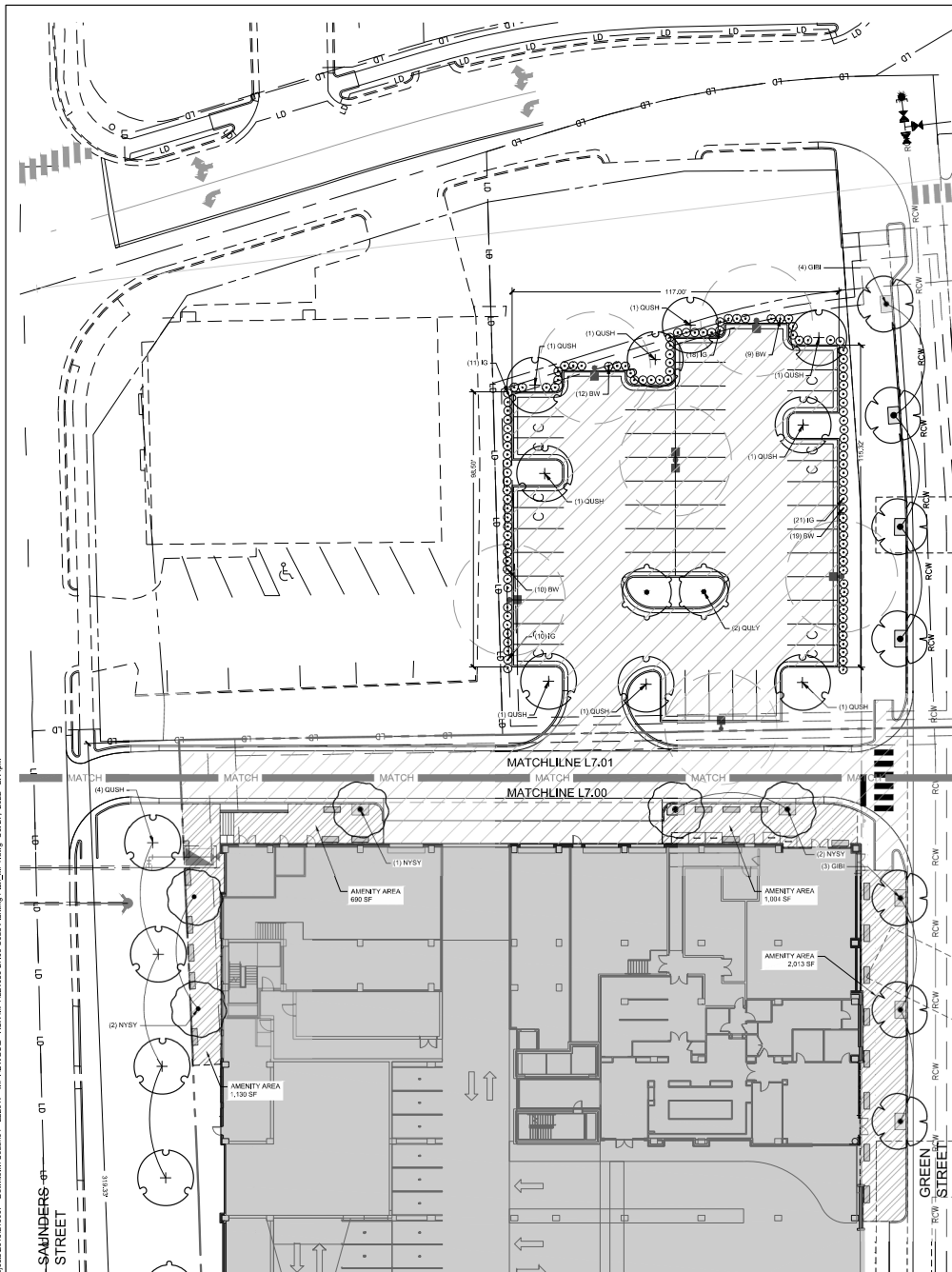
**Scale:** 0 10 20 40 SCALE: 1" = 20'

**Project:** MULTI-FAMILY TOWER

**Issued for:** ADMINISTRATIVE SITE REVIEW

**No. Date Description**

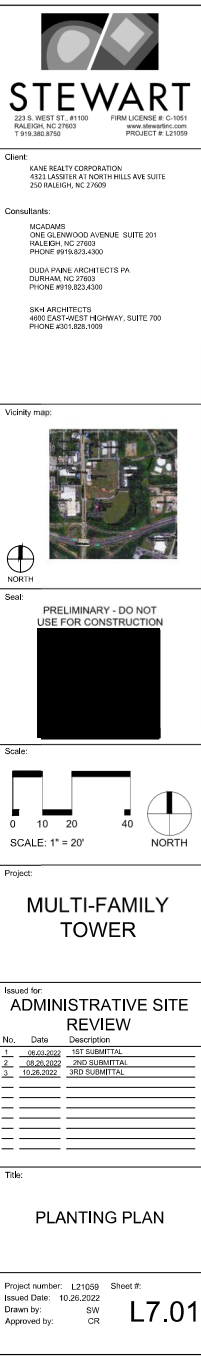
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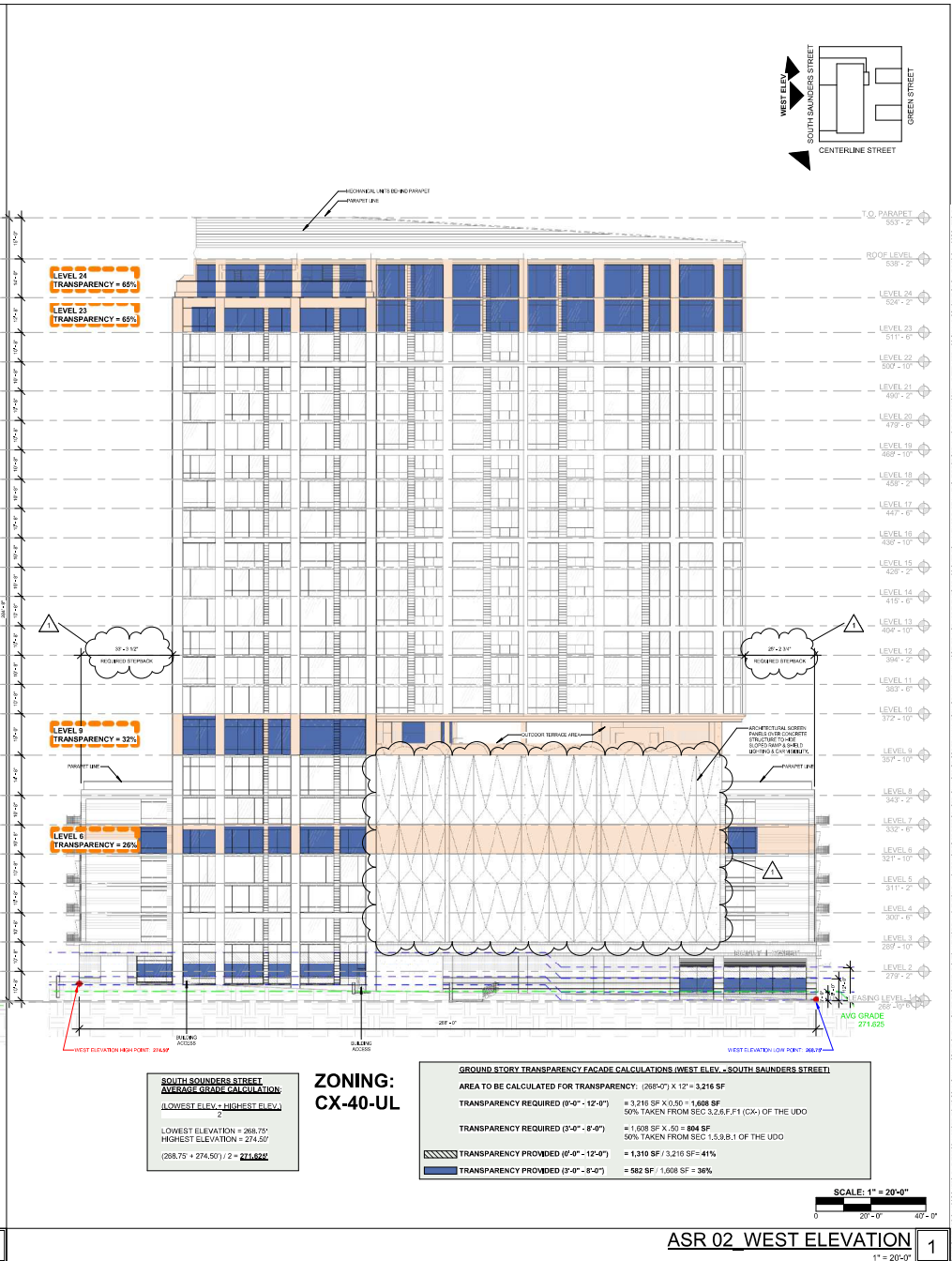


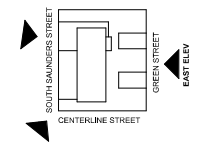
- LANDSCAPE NOTES**
1. VERIFY ALL QUANTITIES AND RATES FOR ANY DISCREPANCIES OR INACCURACIES IN THE PLANTS TO THE OWNERS' REPRESENTATIVE PRIOR TO PLANTING.
  2. LANDSCAPE WORK SHALL INCLUDE THE FURNISHING, INSTALLATION, AND WARRANTY OF ALL PLANTING MATERIALS WITHIN THE PROJECT AREA.
  3. THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL EXISTING AND NEW UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR PLANTING. THE CONTRACTOR TO UTILITIES CANNOT BE THE LANDSCAPE OPERATOR AND SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT THE OWNERS' RISK.
  4. LANDSCAPING SHALL REMAIN CLEAR FROM ANY FIRE HYDRANTS ON THE SITE.
  5. ALL TREES TO BE A MINIMUM OF 2" IN CALIPER AND MUST MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
  6. TREE PROTECTION NOTE: TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO AND DURING DEMOLITION, LAND RESTORATION OR ERECTION OF A GRADEING PRINT AND SHALL INCLUDE WARNING SIGNS AND BARRIERS IN BOTH ENGLISH AND SPANISH. ALL LOCAL AND STATE TREE PROTECTION AGENCIES MUST BE NOTIFIED PRIOR TO CONSTRUCTION OF FENCE ARBORES.
  7. PROTECTION OF EXISTING VEGETATION: AT THE BEGINNING OF GRADING INCLUDING THE LOWERING OF EXISTING GRADE TO THE PROPOSED GRADING, THE CONTRACTOR SHALL PROTECT ALL EXISTING VEGETATION TO THE EDGE OF THE TREE'S SAVY AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE EDGE OF THE CUT/HAIR AREA OF THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, EQUIPMENT OR FUEL SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
  8. ROOT ZONE PROTECTION AREA: VARIES BASED ON LOCAL JURISDICTION HAVING AUTHORITY. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. NO DISTURBANCE ALLOWED WITHIN THIS AREA. AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCING AND WARNING SIGNS.
  9. SEEDS RE PREPARATION: ALL AREAS TO BE SEEDDED ARE TO RECEIVE A MINIMUM OF "2" OF APPROVED TOPSOIL. ALL AREAS, ETC., LARGER THAN 2" TO BE FORTIFIED. MINIMUM OF 1" OF APPROVED TOPSOIL TO BE APPLIED TO ALL SLOPED AREAS, ETC., LARGER THAN 2" TO BE FORTIFIED. ALL LARGE CONCENTRATIONS OF GRAVEL, & OTHER RECALCULATIONS OF SUE ARE TO BE REMOVED PRIOR TO SEEDING ON GRADE.
  10. ALL PLANT BED AREAS ARE TO RECEIVE A MINIMUM OF 1" OF APPROVED TOPSOIL.
  11. SOIL SHOULD BE TESTED AND AMENDED WITH NITRGEN AND FERTILIZER FOR HARDWOOD TREES ACCORDING TO NCDP PROTECTIONS. SCARIFY PLANT BEDS WITH PLYS. CONSULT LANDSCAPE ARCHITECT FOR ALTERNATE COMPLETION.
  12. HARDWOOD MULCH: 2" DEPTH. A COARSE PLY OF MULCH TO BE APPLIED TO ALL PLANTING AREAS. PLANTS IN CROWN SHOULD BE REVEALED. BACCHILL CONSISTS OF TREEGRASS BROKEN UP NATIVE SOIL. TOTAL VOLUME OF BACCHILL SHOULD BE AMENDED WITH ONE TO THREE PLY DARK MULCH. TREES SHOULD BE NO LARGER THAN 1" IN CALIPER. MULCH SHOULD BE APPLIED TO ALL PLANTING AREAS. MULCH SHOULD BE APPLIED TO ALL DETRIMENTAL SUBSTRATE DRAINAGE CONDITIONS. USE SOIL SIMILAR TO EXISTING NATIVE SOIL. ADDITIONAL SOIL TO BE APPLIED TO ALL LANDSCAPE AREAS TO BE SEEDDED.
  13. TOP OF ROOTBALL TO BE RAISED 23 INCHES ABOVE EXISTING GRADE.
  14. FOR BAB PLANTS, NATURAL BIRB BASKETS SHOULD BE TURNED DOWN BY 1/3 TOTAL HEIGHT OF ROOT BALL. PLASTIC BIRB BURLAP AND WIRE BASKETS SHOULD BE REMOVED TO 203% TOTAL HEIGHT OF ROOT BALL.
  15. CONTRACTORS RESPONSIBLE FOR KEEPING THE TREE UPRIGHT AND PLUMB THROUGHOUT THE WARRANTY PERIOD. CONTRACTORS TO BE NOTIFIED TO NEED TO BE NOTIFIED TO NEED TO BE NOTIFIED TO NEED TO BE NOTIFIED TO BE ATTACHED TO SUPPORT VYING. STAKING SHOULD BE REMOVED BY CONTRACTOR AT END OF ONE YEAR WARRANTY PERIOD. CONTRACTOR TO BE NOTIFIED BY DISTRICT MANAGER.
  16. USE STANDARD "OAKOR" BARS FOR WATERING TREES IN AREAS NOT UNDER IRRIGATION. INCORPORATE TERRA-SOILS (OR EQUAL) AS PER MANUFACTURERS RECOMMENDATIONS. FOR AREAS NOT UNDER IRRIGATION.
  17. USE "TERRA-SOILS" OR EQUIVALENT ACCORDING TO MANUFACTURERS RECOMMENDATION FOR TREES THAT WILL BE UNDER IRRIGATION.
  18. LANDSCAPING CO. STANDARDS NOTE: ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF COMPLETION.

- ## PLANTING NOTES
- DO NOT STAKE TREES EXCEPT WHEN SPECIFIED BY LANDSCAPE ARCHITECT. STAKING IS REQUIRED FOR TREES WITH SMALL ROOTS.
  - WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL SHARE ROOT SYSTEMS, MAKE ADJUSTMENTS TO THE SPACING OF TREES OVER THE ENTIRE AREA.
  - FOR CONTAINER GROWN TREES, USE FINGER OR SHOVEL HANDLES TO LIFT THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL AWAY THE SOIL CIRCLES ORCING THE PERIMETER OF THE CONTAINER.
  - FOR FIELD GROWN TREES CUT BURKAR HOLE AND UNDOUBTEDLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE PERIOD OF PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
  - THE PLANTING PROCESS IS SIMILAR FOR DEQUIDS AND DYPERGIVEN TREES.
  - WHEN PLANTING MARK NORTH OR SOUTH OF TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.
  - DEPTH OF PLANTING HOLE IS 3X ROOT BALL DIA AT THE SURFACE, SLOPING TO 2X THE ROOT BALL DIAMETER AT THE DEPTH OF THE ROOT BALL.
  - BEFORE PLANTING, ADD 3/4" OF WELL COMPOSTED LEAVES, RECYCLED YARD WASTE OR OTHER COMPOST TO THE TOP OF THE HOLE. MIXED AND COVERED. COMPOST AT 20-25% BY VOLUME TO BACKFILL.
  - PERFORM PERFORATION TEST FOR EACH TREE 8 TO 10 FEET FROM THE TRUNK TO THE PERIPHERY OF THE SOIL. PROVIDE GRADE, SUMP PLEETER BARRIER VENT PER HOLE. PERFORATION SHOULD NOT OCCUR WITHIN 12 HOURS. INCLUDE ALL SUMPS IN BUDGET. SHOULD SUMPS NOT PERFORM WITHIN 12 HOURS, CONTACT THE OWNER.
  - IF PLANTING HOLES ARE BUILT WITH A LARGE AUGER AND THE SOIL IS NOT PERFECTLY MIXED, IT WILL ELIMINATE GLUING AND CREATE THE PERFECTED BUDGET.
  - TREES SHALL HAVE SINGLE LEADERS. TREES W/ 2+ LEADERS WILL BE REJECTED.
  - DO NOT PLACE MULCH IN CONTACT WITH TRUNK.
  - PROTECT TREES FROM TREES WHERE BRIBRATION IS NOT PROVIDED.
  - FOR ALL STREET TREES LOCATED WITHIN THE PUBLIC RIGHT OF WAY, THE TREE SHALL BE PLANTED ON A SUBSURFACE STRUCTURAL TPO SHOULDER. THE TREE IS TO BE PLACED PER THE CITY OF RALEIGH STREET DESIGN MANUAL.
  - IF PLANTING WITHIN THE RIGHT DISTANCE FROM THE STREET, THE TREE SHALL BE PLANTED UP.

TREE COVERAGE REQUIREMENTS				7. DO NOT IMPR. TRUNK MARK NORTH SIDE OF TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD. 8. WIDTH OF PLANTING HOLE 8 IN. X 30" HOLE BALL AT THE SURFACE, SLOPING TO 2X THE ROOT BALL DIAMETER AT THE DEPTH OF THE ROOT BALL.		15. FOR ALL STREET TREE TRIMMING, HAND AND CHAIN SAW SUBSURFACE STRUCTURE PLACEMENT WITHIN THE TREE BED TO BE PLACED STREET DESIGN MARK. 16. TREES PLANTED WITH TRIANGLE E MUST BE 1:1	
LOT	TOTAL PARKING AREA (SF)	TREES REQUIRED	TREES PROVIDED				
	21,050	5	11				
PERIMETER ISLANDS REQUIREMENTS							
LOT	TOTAL LINEAR FEET	SHRUB REQUIRED	SHRUB PROVIDED				
	331	99	241				
STREET TREE CALCULATIONS							
STREET	FRONTAGE	SPACING	REQ. TREES	PROVIDED TREES			
CENTERLINE STREET	269'	40'	6	6			
SAUNDERS STREET	339'	40'	8	8			
*GREEN STREET IS A PRIVATE STREET AND THEREFORE STREET TREES ARE NOT REQUIRED							
AMENITY AREA REQUIREMENTS							
LOTS	TOTAL SITE AREA (SF)	TOTAL AMENITY AREA REQUIRED (SF)	TOTAL AT GRADE AMENITY AREA PROVIDED (SF)	TREE REQUIRED	TREE PROVIDED	LINEAR FEET OF SEATING REQUIRED	LINEAR FEET OF SEATING PROVIDED
B and 9	113,266	12,176	11,009	12	12	243.52	246
CALCULATIONS				12,176/1000=12.1		12,176/50=243.52	6L/41=246
*SEE COVER FOR CALCULATION							







**GREEN STREET**  
**AVERAGE GRADE CALCULATION:**  
$$\frac{(\text{LOWEST ELEV.} + \text{HIGHEST ELEV.})}{2}$$
  
LOWEST ELEVATION = 264.50'  
HIGHEST ELEVATION = 271.10'  
$$(264.50' + 271.10') / 2 = \underline{267.8'}$$

**GROUND STORY TRANSPARENCY FACADE CALCULATIONS (WEST ELEV. - SOUTH SAUNDERS STREET)**

AREA TO BE CALCULATED FOR TRANSPARENCY:  $(268'-9") \times 12' = 3,225 \text{ SF}$

TRANSPARENCY REQUIRED  $(0'-0" - 12'-0")$   
 $3,225 \text{ SF} \times 0.50 = 1,612 \text{ SF}$   
50% TAKEN FROM SEC 3.2.6.F.1 (C)(4) OF THE UDO

TRANSPARENCY PROVIDED  $(3'-0" - 8'-0")$   
 $1,612 \text{ SF} \times 0.50 = 806 \text{ SF}$   
50% TAKEN FROM SEC 3.5.9.B.1 OF THE UDO

TRANSPARENCY PROVIDED  $(0'-0" - 12'-0")$   
 $1,785 \text{ SF} / 3,225 \text{ SF} = 55\%$

TRANSPARENCY PROVIDED  $(3'-0" - 8'-0")$   
 $815 \text{ SF} / 1,612 \text{ SF} = 51\%$

<b>PROJECT:</b>	<b>020126</b>
<b>DATE:</b>	<b>10.25.2022</b>
<b>REVISIONS:</b>	<b>DATE</b>
1 ASR COMMENTS	10/19/22

ASR  
SUBMITTAL

KANE REALTY CORPORATION  
 DTS - MULTI-FAMILY TOWER  
 RALEIGH, NORTH CAROLINA

<b>PROJECT:</b>	<b>020126</b>
<b>DATE:</b>	<b>10.25.2022</b>
<b>REVISIONS:</b>	<b>DATE</b>
1 ASR COMMENTS	10/19/22

**DRAWN BY:** SPM  
**CHECKED BY:** BJ

**ELEVATIONS**

## A2.2

**CLINE**  
DESIGN

KANE REALTY CORPORATION  
**DTS - MULTI-FAMILY TOWER**  
RALEIGH, NORTH CAROLINA

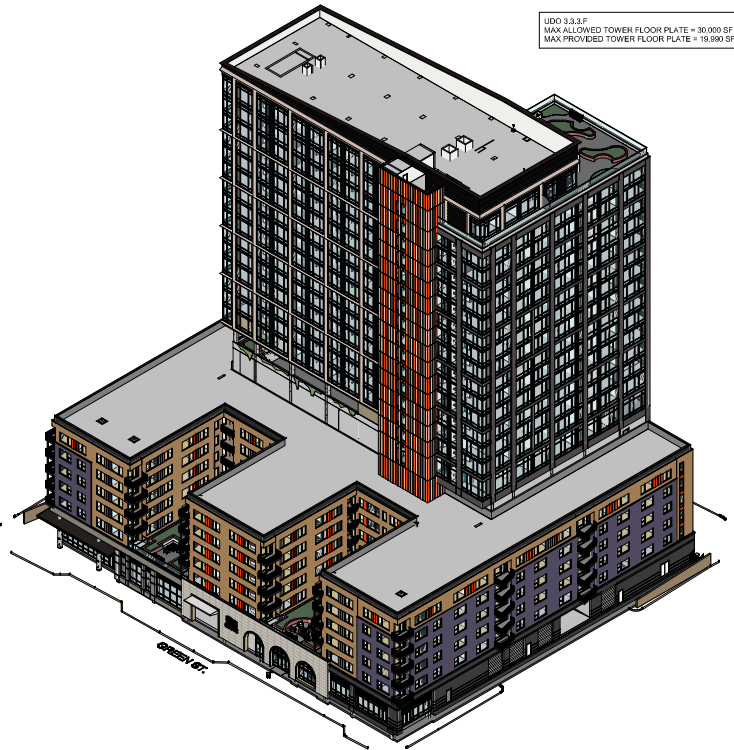
NOT FOR  
CONSTRUCTION

ASR  
SUBMITTAL

PROJECT: 020126  
DATE: 10.25.2022  
REVISIONS: DATE

DRAWN BY: SPM  
CHECKED BY: BJ  
MASSING AXONS

A2.3



ASR - MASSING AXON 2

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ASR - MASSING AXON 1

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