LOCATION: The project zoned PD (MP-3-2016, North Hills East) is located on the northeast side of Six Forks Road, north of the intersection of Six Forks Road and Interstate 40 at 4000 Front at North Hills Street.

REQUEST: This proposal is for a residential tower consisting of 376 units, retail space, and associated parking. The proposed building will be 535,461 square feet in size and 36 stories in height. Note this approval is for a correction to recently approved plans (approval date 9/20/19 of plans dated 9/10/19). The earlier approved plan erroneously specified the building size as 342,380 square feet in size instead of the corrected 535,461 square feet. The plans are otherwise unchanged with the same site layout, building height, and massing as those approved on 9/20/19. Conditions of approval are unchanged also. A site plan with case number SR-101-2016 (AA#3697) was previously approved for a 31 story hotel/residential building on this site.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: SPR-0244-2019: DSLC - Site Permitting Review/Major [Signature Set]

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated October 24, 2019 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:

Public Utilities

1. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

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

3. A plat shall be recorded for all necessary offsite right-of-way to accommodate future waterline construction.

Stormwater

4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
5. A stormwater control plan was approved for the overall north Hills East project and the subject lot was accounted for in those calculations (for both quality and quantity).

   no additional stormwater measures needed.

☑ RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

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

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. The point from the connection of the two building sewer services to the public main shall be permitted as a private main.

☑ 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. Comply with all conditions of Z-28-16 (MP-3-16).

Engineering

   2. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

   3. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Public Utilities

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

Urban Forestry

   5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 8 street trees along Six Forks Road.
Administrative Approval Action
Case File / Name: ASR-0051-2019
WALTER TOWER

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.

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 20, 2022
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: ___________________________ Date: 11/21/2019
Development Services Dir/Designee

Staff Coordinator: Michael Walters
NOTE:
1. EXISTING CONDITIONS SHEET REPRESENTS CITY OF RALEIGH APPROVED CONDITIONS (TRANSACTION #534101). SITE CONDITIONS MAY VARY AT TIME OF CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.

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

SEE SHEET C10.00 FOR ALL EASEMENT LOCATIONS AND INFORMATION.
SEE SHEET C0.00 FOR ALL PROJECT NOTES.

ADMINISTRATIVE SITE PLAN
4000 FRONT AT NORTH HILLS STREET
RALEIGH, NORTH CAROLINA, 27609

EXISTING CONDITIONS
PLAZA AT NORTH HILLS STREET (PRIVATE)
MARKET AT NORTH HILLS STREET (PRIVATE)
FRONT AT NORTH HILLS STREET (PRIVATE)
PARK AT NORTH HILLS STREET (PRIVATE)
SR 1005 - SIX FORKS ROAD (VARIABLE WIDTH PUBLIC R/W)

THE JOHN R. MCAFADDEN COMPANY, INC.
2905 Meridian Parkway
Durham, NC 27713
Phone 919.361.5000
Fax 919.361.2269
License number: C-0293
www.mcadams.com
The construction inspection of private streets within cluster units, condominiums, group housing, townhouse developments and mobile home parks submitted for City approval is the responsibility of the owner/developer. Copies of certified inspection reports involving subgrade/aggregate base proof rolls, aggregate base and asphalt densities and thickness, and other pertinent information must be submitted to the City's Engineering Inspection Manager at P.O. Box 590, Raleigh, NC 27602. Contact Kenneth Ritchie at 919-996-2409 to obtain details of the above requirements.
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SEE SHEET C0.00 FOR ALL PROJECT NOTES.

NOTES:
1. DOMESTIC AND FIRE LINES TO CONNECT TO BUILDING RISER ROOM WHERE BACKFLOW PREVENTERS ARE TO BE LOCATED WITHIN THE BUILDING.
WALTER TOWER
ADMINISTRATIVE SITE PLAN
4000 FRONT AT NORTH HILLS STREET
Raleigh, North Carolina 27609

KANE REALTY CORPORATION
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GRAPHIC SCALE
1 inch = 40 ft.

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PLAN INFORMATION
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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