



Administrative Approval Action

Case File / Name: ASR-0051-2019
WALTER TOWER

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

- 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).



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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.



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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: _____

Development Services Dir/Designee

Staff Coordinator: Michael Walters

Date: 11/21/2019



McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

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fax 919. 361. 2269
license number: C-0293

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CONTACT

RICK SLATER
slater@mcadamsco.com
PHONE: 919. 361. 5000

CLIENT

KANE REALTY CORPORATION
4321 LASSITER AT NORTH HILLS AVENUE
SUITE 250
RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 833. 7755



PROJECT DIRECTORY

WALTER TOWER

4000 FRONT AT NORTH HILLS STREET
RALEIGH, NORTH CAROLINA 27609

ADMINISTRATIVE SITE REVIEW

PROJECT NUMBER: KAN-19060
CITY OF RALEIGH CASE #: ASR-0051-2019
DATE: JULY 23, 2019
REVISED: SEPTEMBER 10, 2019

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RIGHT-OF-WAY OBSTRUCTION NOTES

- 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.
- A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO rightofwayservices@raleighnc.gov AT www.raleighnc.gov KEYWORD "RIGHT-OF-WAY SERVICES".
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

NOTES:

- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OR EDGE OF PAVEMENT INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY OF THE RADIUS CURVATURE OR 20' FROM THE INTERSECTION OF THE RIGHT-OF-WAY LINES, WHICHEVER IS GREATER. NO DRIVEWAYS OR PARKING SPACES SHALL ENCRDACH ON THIS MINIMUM CORNER CLEARANCE.
- WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- TRACT E MAY BE DEVELOPED FOR UP TO 100,000 SQUARE FEET OF RETAIL AND 325 LODGING UNITS AND EITHER (I) 350 RESIDENTIAL DWELLING UNITS AND 500,000 SQUARE FEET OF OFFICE; (II) 1,800 RESIDENTIAL DWELLING UNITS; OR (III) 800 RESIDENTIAL DWELLING UNITS AND 300,000 SQUARE FEET OF OFFICE. OPEN SPACE AND/OR RECREATIONAL USES SHALL BE PERMITTED.
- WALTER TOWER SUBMISSION TO REPLACE THE PREVIOUSLY APPROVED PHASE 2 OF THE SR-101-2016 SUBMITTAL.

IMPERVIOUS SURFACE TRACKING TABLE			
TOTAL ALLOWED IMPERVIOUS			
43.03.13 AC OR 1,874,191 SF (SEE NOTE BELOW)			
	PROPOSED ACREAGE	SF	REMAINING ALLOCATION SF
PRIVATE AND PUBLIC STREETS	12.8	557,568	1,316,623
LOT 1 (NHE TOWER 2)	1.01	43,996	1,272,627
LOT 2, 3 & 4 (CAPTRUST TOWER)	1.96	85,378	1,187,250
LOT 5 (104 DARTMOUTH - MULTI-FAMILY SITE)	1.2	52,272	1,134,978
LOT 6 (PARK & MARKET BUILDING)	4.16	181,210	953,768
LOT 7, 8 & 9 (HYATT & TEMPORARY ASPHALT PARKING)	2.04	88,862	864,906
LOT 10 (CHUY'S RESTAURANT)	0.27	11,761	853,144
LOT 11 (PLAZA PARK)	0.23	10,019	843,126
LOT 12 (TEMPORARY GRAVEL PARKING)	1.75	76,230	766,896
LOT 13 (MIDTOWN GREEN)	2.11	91,912	674,984
LOT 14 (MIDTOWN PLAZA)	2.71	118,048	556,936
LOT 15 (THE CARDINAL)	4.48	195,149	361,788
LOT 16 (TEMPORARY ASPHALT PARKING)	0.27	11,761	350,026
LOT 17 (ASPHALT PARKING LOT)	1.06	46,174	303,853
TOTAL ALLOWED IMPERVIOUS WAS CALCULATED BY TAKING THE PDD AREA OF 50.53 ACRES - 5.24 ACRES OF TREE CONSERVATION = 45.29 ACRES AT 95% IMPERVIOUS = 43.03 ACRES OF IMPERVIOUS AREA ALLOWED.			

REVISIONS

NO. DATE

ADMINISTRATIVE SITE REVIEW FOR:

WALTER TOWER
RALEIGH, NORTH CAROLINA, 27609
PROJECT NUMBER: KAN-19060

DEVELOPMENT SERVICES

Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-696-2495



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: Transaction #:	Planning Coordinator:
Building Type	Site Transaction History
☐ Detached ☐ Attached ☒ Apartment ☐ Townhouse	☐ General ☒ Mixed use ☒ Open lot ☐ Civic
Subdivision transaction #: N/A Switch transaction #: N/A Certificate of Appropriateness #: N/A Board of Adjustment #: N/A Zoning Case #: N/A Administrative Alternate #: N/A	
GENERAL INFORMATION	
Development name: Walter Tower	
Inside City limits? ☒ Yes ☐ No	
Property address(es): 4000 Front at North Hills Street	
Site P.I.N. (s): 1705790316	
Please describe the scope of work. Include any additions, expansions, and change of use. The proposed development includes the construction of a residential tower, retail space and the associated parking structure to serve the proposed uses.	
Current Property Owner/Developer Contact Name: Drew Yates	
NOTE: please attach purchase agreement when submitting this form.	
Company: Kane Realty	
Address: 4321 Lassiter at North Hills Avenue, Suite 250, Raleigh, NC	
Phone #: 919-833-7755	
Email: dyates@kanerealtycorp.com	
Applicant Name: Rick Slater	
Company: McAdams	
Address: One Glenwood, Suite 201, Raleigh, NC 27603	
Phone #: 919-361-5000	
Email: slater@mcadamsco.com	

Page 1 of 2

REVISION 05.01.19
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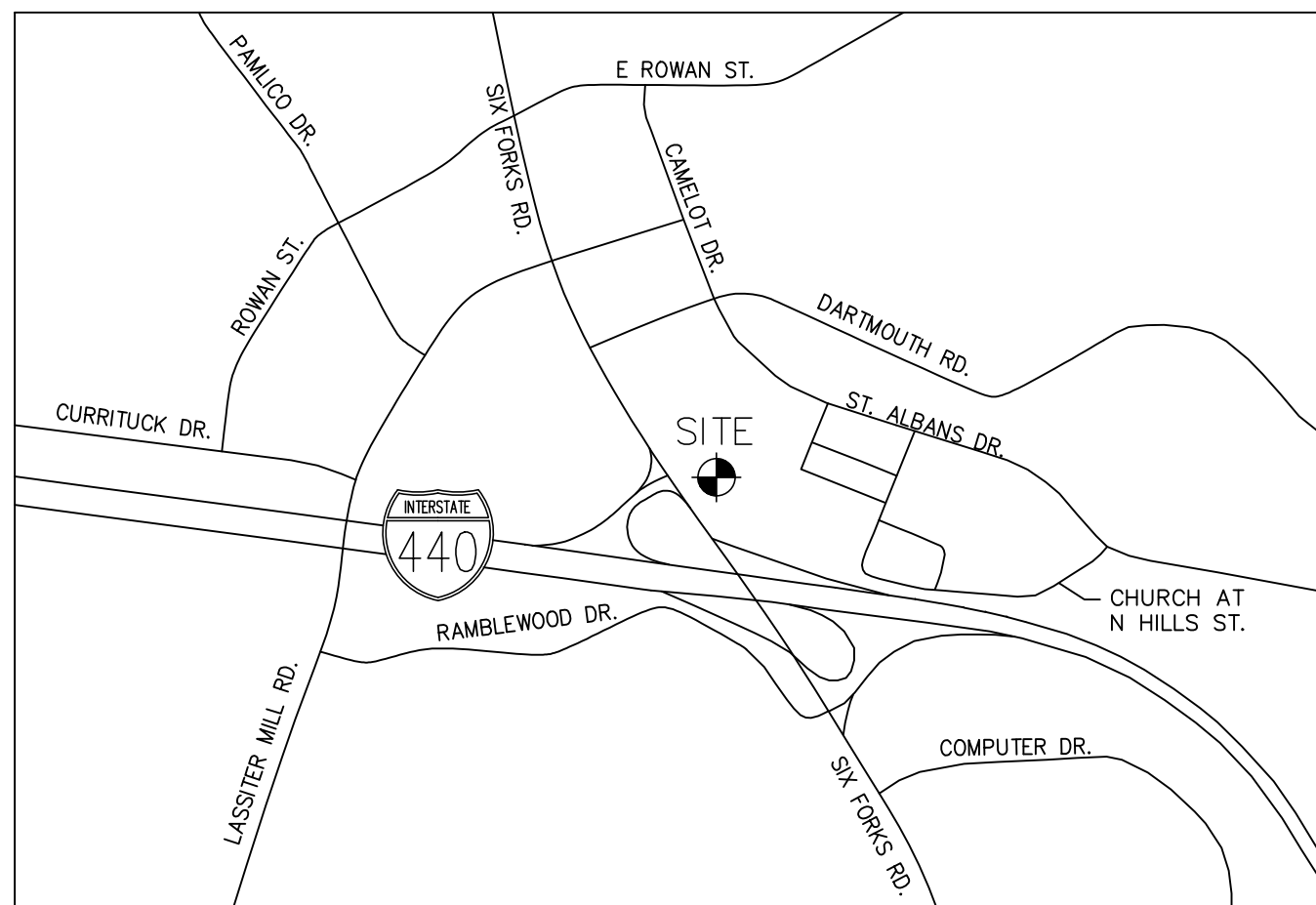
DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): North Hills East PD	Existing gross floor area (not to be demolished): N/A Existing gross floor area to be demolished: N/A
Gross site acreage: # of parking spaces required: 410 # of parking spaces proposed: 882 Overlay District (if applicable): N/A Existing use (UDO 6.1.4): N/A Proposed use (UDO 6.1.4): Residential, retail	New gross floor area: 342,380 Total of gross (to remain and new): 342,380 Proposed # of buildings: 1 Proposed # of stories for each: 34

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 1.02 Is this a flood hazard area? ☐ Yes ☒ No If yes, please provide: Alluvial soils: _____ Flood stu: _____ FEMA Map Panel #: _____ Neuse River Buffer: ☐ Yes ☒ No Wetlands: ☐ Yes ☒ No	Proposed Impervious Surface: Acres: 2.39 Square Feet: 104,110
RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 376 # of bedroom units: 1br: 205 2br: 159 3br: 12 4br or more: _____ # of lots: 1 Is your project a cottage court? ☐ Yes ☒ No	Total # of hotel units: N/A

SIGNATURE BLOCK	
I, the undersigned, as the property owner(s), do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	I, the undersigned, as the agent, do hereby agree and firmly bind myself, myself, my heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.
I hereby designate Rick Slater to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	I, the undersigned, as the agent, do hereby agree and firmly bind myself, myself, my heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.
I have read, acknowledge, 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 filing calendar and submitted policy, which states applications will expire after 180 days of inactivity.	I, the undersigned, as the agent, do hereby agree and firmly bind myself, myself, my heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.
Signature: _____ Printed Name: John M. Kane	Date: 7/25/2019

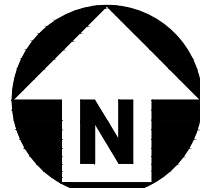
Page 2 of 2

REVISION 05.01.19
raleighnc.gov



VICINITY MAP

1"=500'



Know what's below.
Call before you dig.

CONTRACTOR SHALL NOTIFY "811" (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 "811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

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



McAdams

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CLIENT

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SUITE 250
RALEIGH, NORTH CAROLINA 27609



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

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. KAN-19060
FILENAME KAN19060-ASR-EX1
CHECKED BY RSS
DRAWN BY CGH
SCALE 1"=40'
DATE 07.23.2019

SHEET

EXISTING CONDITIONS

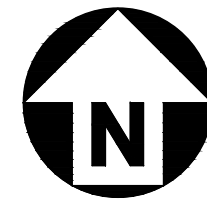
C1.00

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.

STORM DRAINAGE
STRUCTURE TABLE:

CB-41 T/C=344.90 INV IN=335.12 (CB-42) INV IN=336.30 (CB-41A) INV OUT=335.02
CB-41A T/C=344.42 INV OUT=339.00
CB-500 T/C=344.30 INV IN=337.40 (DI-501) INV IN=337.64 (CB-505) INV OUT=337.30
CB-503 T/C=350.26 INV IN=345.50 (CB-504) INV OUT=345.40
CB-504 T/C=352.29 INV OUT=347.50
CB-505 T/C=344.23 INV IN=337.91 (CB-205) INV OUT=337.91
CB-507 T/C=344.92 INV OUT=340.15
CB-508 T/C=345.99 INV IN=340.50 (CB-212) INV OUT=340.40
DI-501 T/C=344.49 INV IN=339.20 (JB-502) INV IN=339.85 (CB-507) INV OUT=338.70
JB-202 RIM=343.72 INV IN=336.82 (CB-500) INV OUT=336.72
JB-502 RIM=345.97 INV IN=340.70 (CB-503) INV IN=340.10 (CB-508) INV IN=340.70 (DI-211) INV OUT=339.85
JB-01 RIM=342.94 INV IN=313.66 (JB-02) INV OUT=313.46
JB-02 RIM=341.34 INV IN=313.98 (JB-03) INV OUT=313.78
JB-03 RIM=337.79 INV IN=314.85 (DI-44) INV OUT=314.65



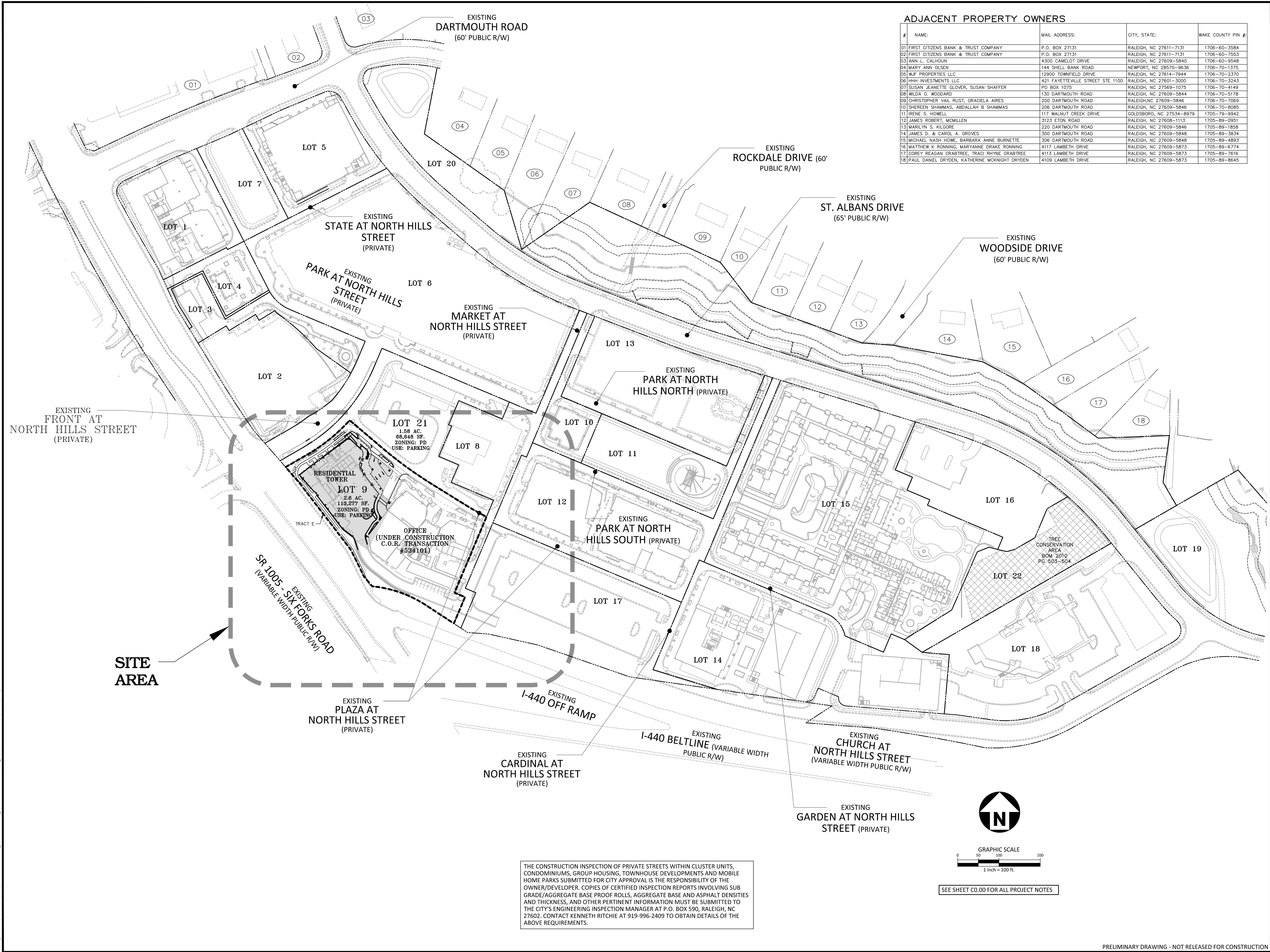
GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

SEE SHEET C10.00 FOR ALL EASEMENT LOCATIONS
AND INFORMATION.

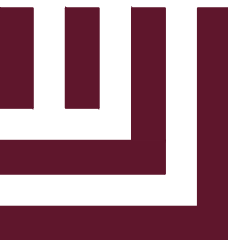
SEE SHEET C0.00 FOR ALL PROJECT NOTES

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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ADJACENT PROPERTY OWNERS			
#	NAME:	MAIL ADDRESS:	CITY, STATE:
01	FIRST CITIZENS BANK & TRUST COMPANY	P.O. BOX 27131	RALEIGH, NC 27611-7131
02	FIRST CITIZENS BANK & TRUST COMPANY	P.O. BOX 27131	RALEIGH, NC 27611-7131
03	ANN L. CALHOUN	4300 CAMELOT DRIVE	RALEIGH, NC 27609-5840
04	MARY ANN OLSEN	144 SHELL BANK ROAD	NEWPORT, NC 28570-9636
05	WJF PROPERTIES LLC	12900 TOWNFIELD DRIVE	RALEIGH, NC 27614-7944
06	HHH INVESTMENTS LLC	421 FAYETTEVILLE STREET STE 1100	RALEIGH, NC 27601-3000
07	SUSAN JEANETTE GLOVER, SUSAN SHAFFER	PO BOX 1075	RALEIGH, NC 27569-1075
08	WILDA O. WOODARD	130 DARTMOUTH ROAD	RALEIGH, NC 27609-5844
09	CHRISTOPHER VAIL RUST, GRACIELA AIRES	200 DARTMOUTH ROAD	RALEIGH, NC 27609-5846
10	SHEREEN SHAMMAS, ABDALLAH B SHAMMAS	206 DARTMOUTH ROAD	RALEIGH, NC 27609-5846
11	IRENE S. HOWELL	117 WALNUT CREEK DRIVE	GOLDSBORO, NC 27534-8979
12	JAMES ROBERT, MCMILLEN	3123 ETON ROAD	RALEIGH, NC 27608-1113
13	MARILYN S. KILGORE	220 DARTMOUTH ROAD	RALEIGH, NC 27609-5846
14	JAMES D. & CAROL A. GROVES	300 DARTMOUTH ROAD	RALEIGH, NC 27609-5848
15	MICHAEL NASH HOWE, BARBARA ANNE BURNETTE	306 DARTMOUTH ROAD	RALEIGH, NC 27609-5848
16	MATTHEW K RONNING, MARYANNE DRAKE RONNING	4117 LAMBETH DRIVE	RALEIGH, NC 27609-5873
17	COREY REAGAN CRABTREE, TRACI RHYNE CRABTREE	4113 LAMBETH DRIVE	RALEIGH, NC 27609-5873
18	PAUL DANIEL DRYDEN, KATHERINE MCKNIGHT DRYDEN	4109 LAMBETH DRIVE	RALEIGH, NC 27609-5873



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

REVISIONS

NO.	DATE
1	09.10.2019 RESPONSE TO 1ST ASR REVIEW

PLAN INFORMATION

PROJECT NO.	KAN-19060
FILENAME	KAN19060-ASR-OAS1
CHECKED BY	RSS
DRAWN BY	CGH
SCALE	1"=100'
DATE	07.23.2019

SHEET

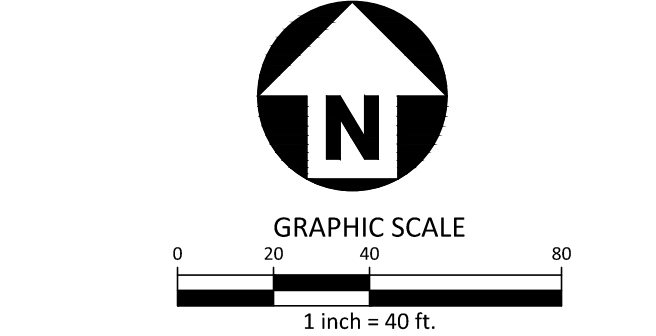
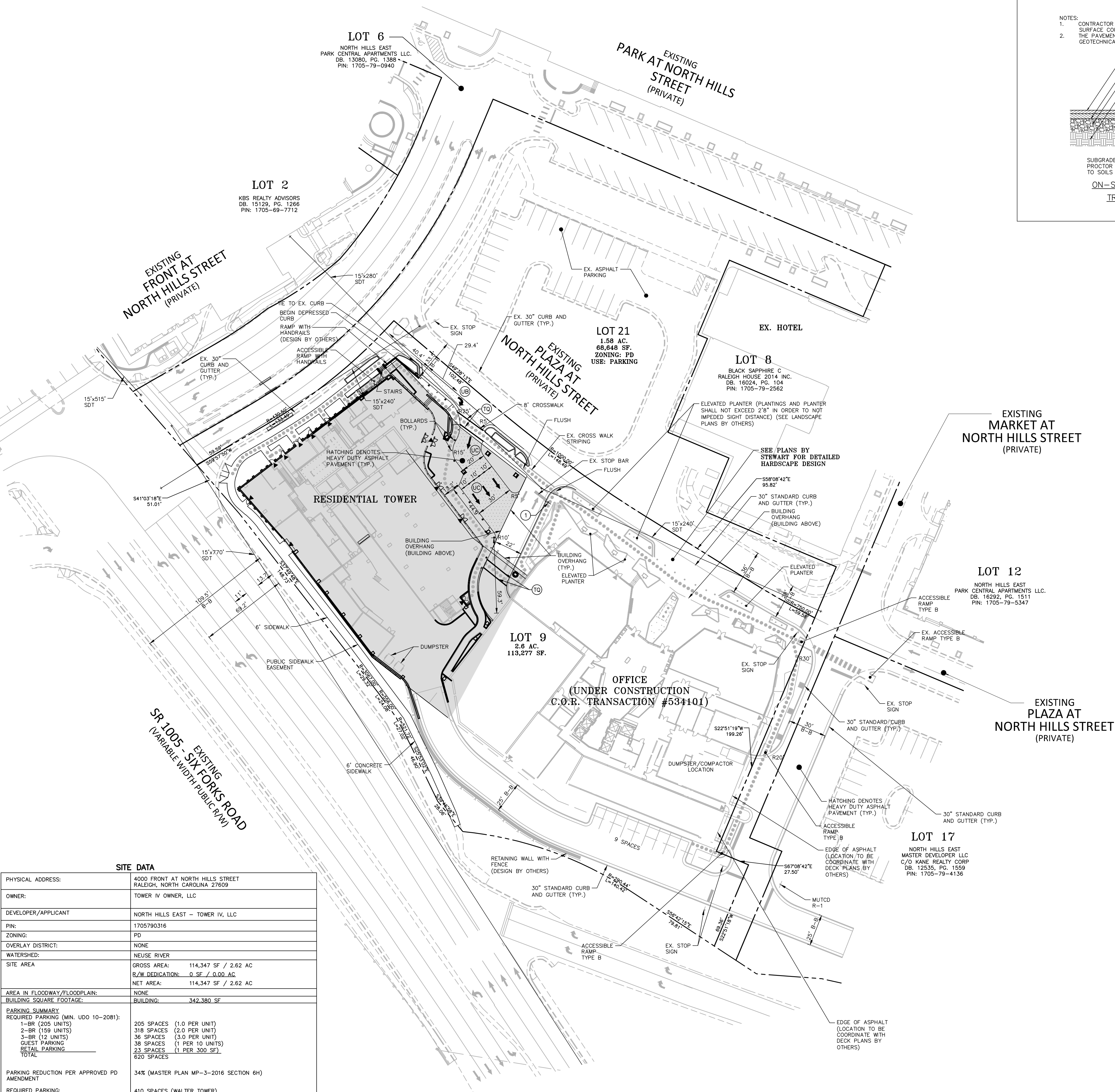
OVERALL SITE PLAN

C2.00

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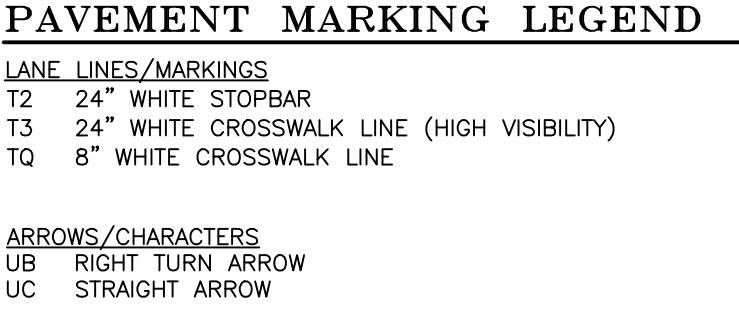
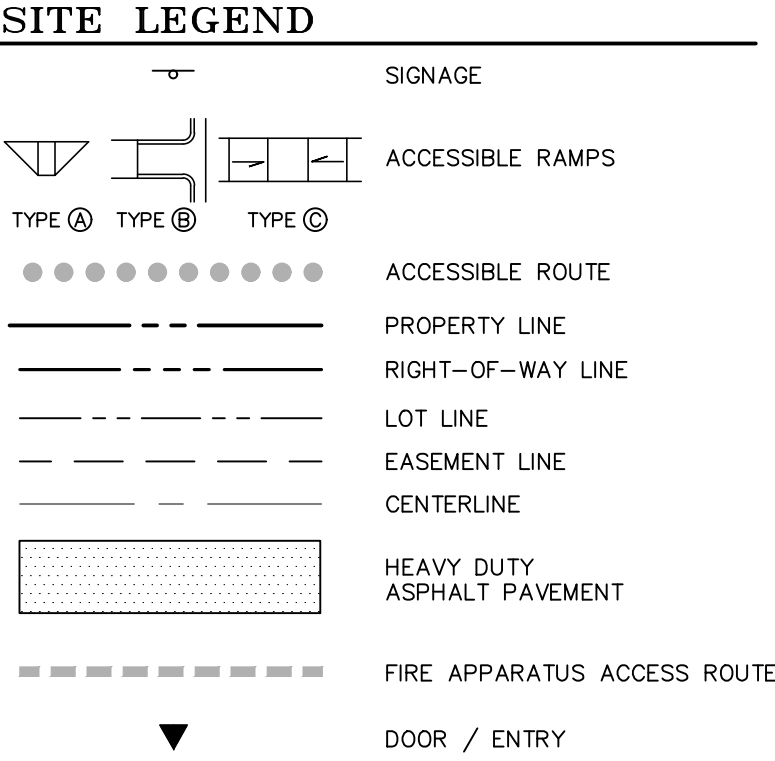
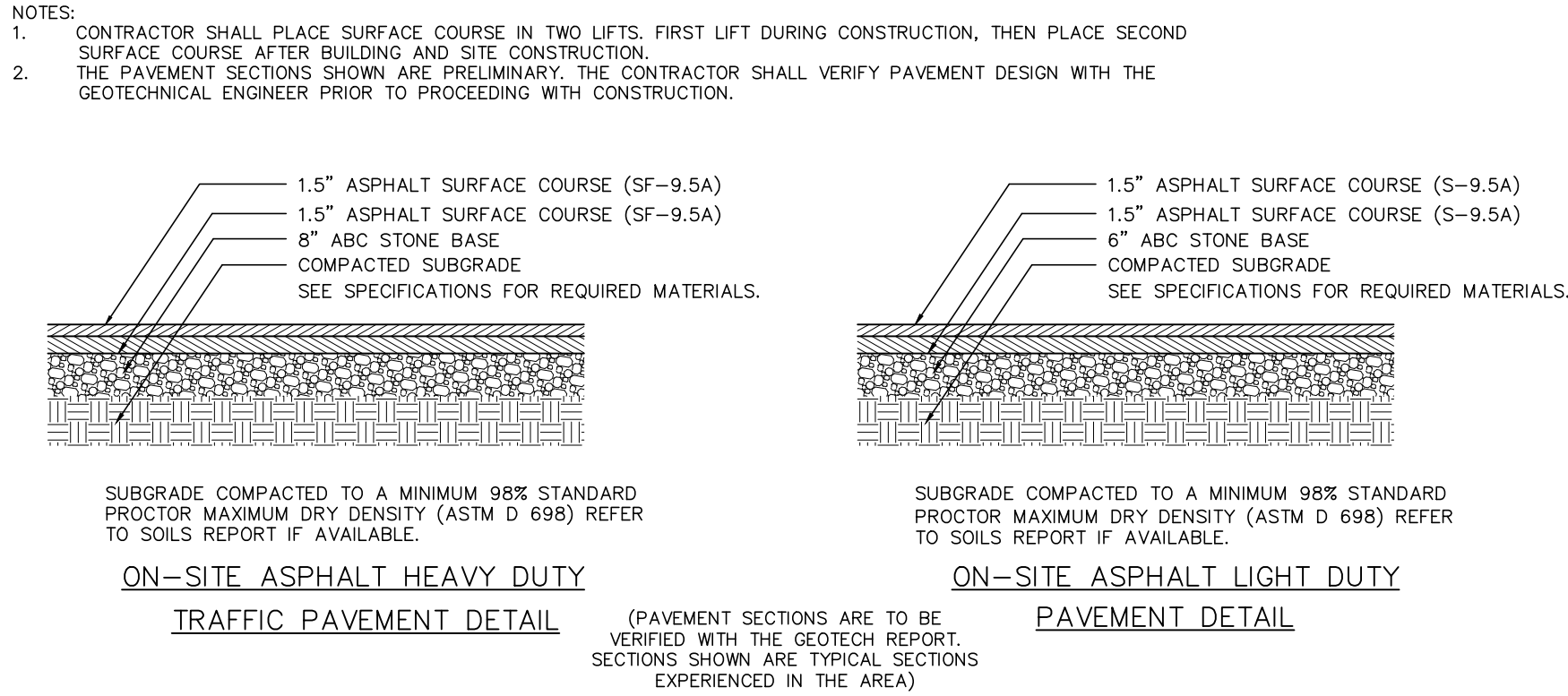
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SITE DATA	
PHYSICAL ADDRESS:	4000 FRONT AT NORTH HILLS STREET RALEIGH, NORTH CAROLINA 27609
OWNER:	TOWER IV OWNER, LLC
DEVELOPER/APPLICANT:	NORTH HILLS EAST - TOWER IV, LLC
PIN:	1705790316
ZONING:	PD
OVERLAY DISTRICT:	NONE
WATERSHED:	NEUSE RIVER
SITE AREA	GROSS AREA: 114,347 SF / 2.62 AC B/W DEDICATION: 0 SF / 0.00 AC NET AREA: 114,347 SF / 2.62 AC
AREA IN FLOODWAY/FLOODPLAIN:	NONE
BUILDING SQUARE FOOTAGE:	BUILDING: 342,380 SF
PARKING SUMMARY	
REQUIRED PARKING (MIN.UDO 10-2081):	205 SPACES (1.0 PER UNIT) 316 SPACES (2.0 PER UNIT) 36 SPACES (3.0 PER UNIT) 38 SPACES (1 PER 10 UNITS) 23 SPACES (1 PER 300 SF) 620 SPACES
PARKING REDUCTION PER APPROVED PD AMENDMENT	34% (MASTER PLAN MP-3-2016 SECTION 6H)
REQUIRED PARKING:	410 SPACES (WALTER TOWER) 589 SPACES (REQUIRED WITH APPROVED TOWER IV) 999 SPACES (TOTAL REQUIRED FOR TRACT E)
PROVIDED PARKING:	1,143 SPACES (WALTER TOWER AND TOWER IV)
ACCESSIBLE PARKING:	REQUIRED - 23 SPACES (4 VAN) PROPOSED - 23 (4 VAN)



SEE SHEET C10.00 FOR ALL EASEMENT LOCATIONS AND INFORMATION.

SEE SHEET C0.00 FOR ALL PROJECT NOTES



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SUITE 250
RALEIGH, NORTH CAROLINA 27609

KANE
REALTY CORPORATION

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

REVISIONS	
NO.	DATE

PLAN INFORMATION	
PROJECT NO.	KAN-19060
FILENAME	KAN19060-ASR-S1
CHECKED BY	RSS
DRAWN BY	CGH
SCALE	1"=40'
DATE	07.23.2019

SHEET

SITE PLAN

C2.01



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REVISIONS

NO.	DATE	
1	09. 10. 2019	RESPONSE TO 1ST ASR REVIEW

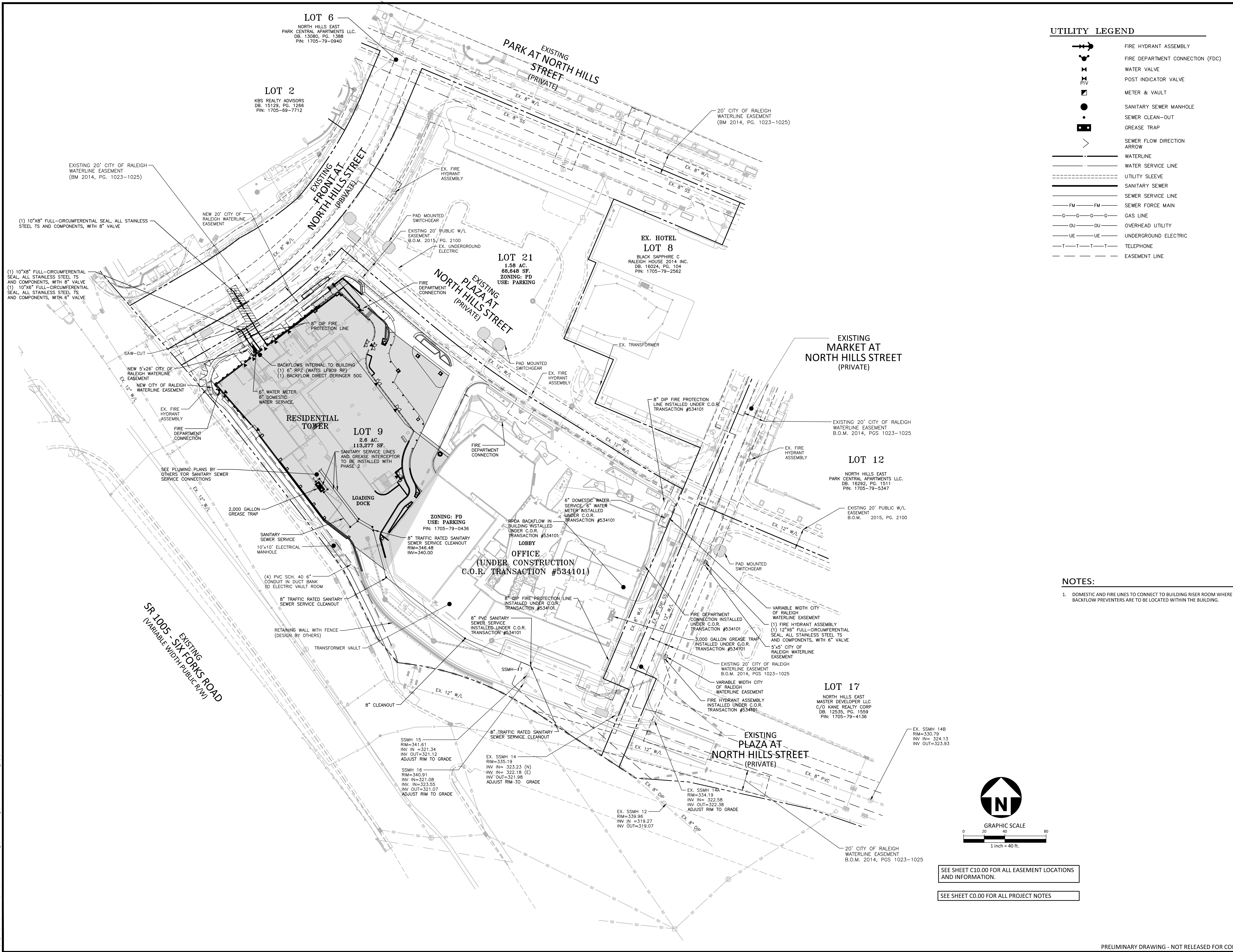
PLAN INFORMATION

PROJECT NO.	KAN-19060
FILENAME	KAN19060-ASR-U1
CHECKED BY	RSS
DRAWN BY	CGH
SCALE	1"=40'
DATE	07. 23. 2019

SHEET

UTILITY PLAN

C4.00

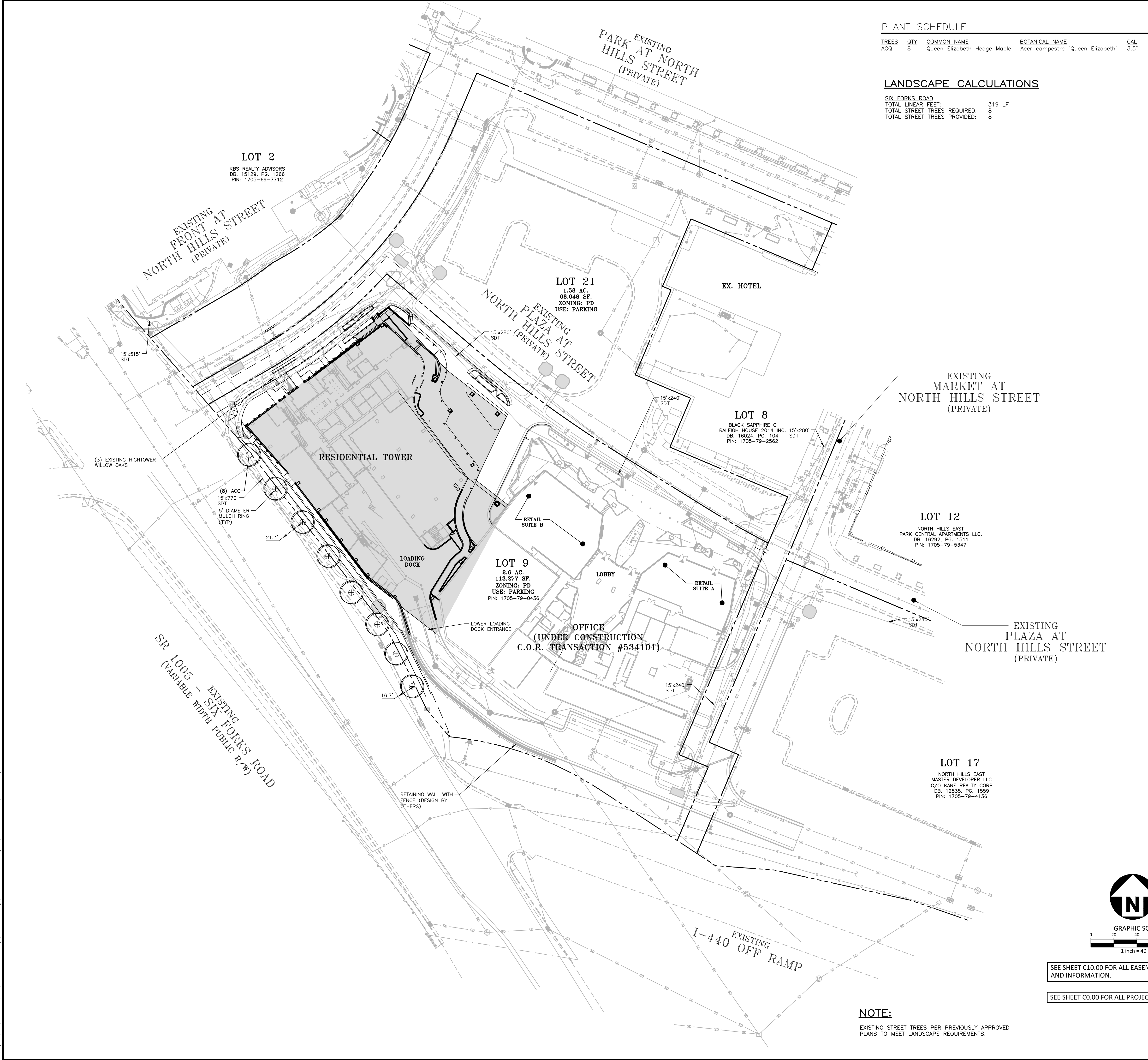


PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PLANT SCHEDULE

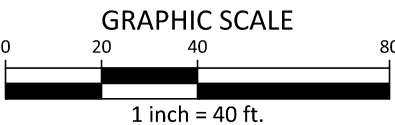
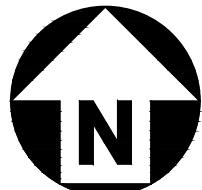
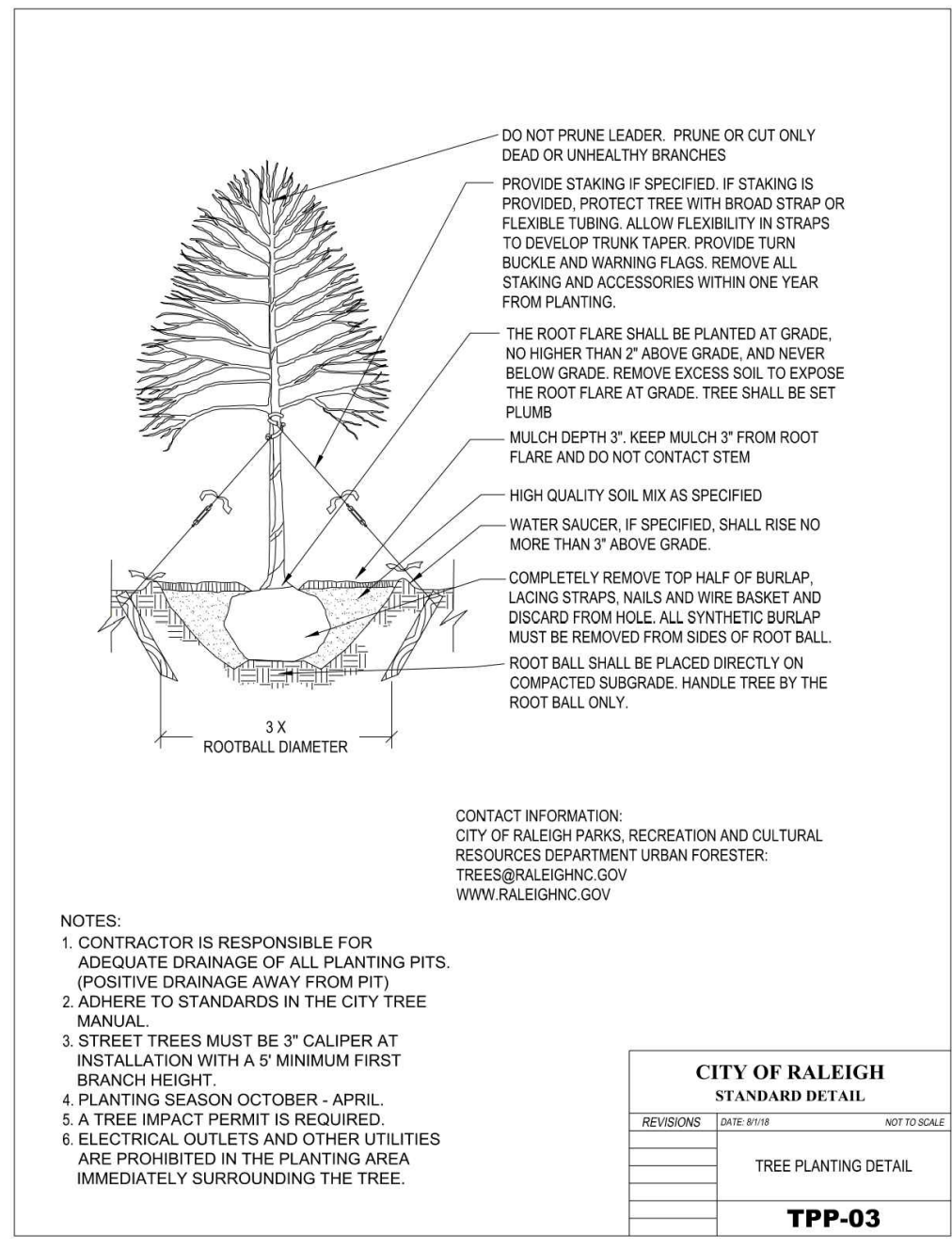
TREES	QTY	COMMON NAME	BOTANICAL NAME	CAL
ACQ	8	Queen Elizabeth Hedge Maple	Acer campestre 'Queen Elizabeth'	3.5"

LANDSCAPE CALCULATIONS

SIX FORKS ROAD	
TOTAL LINEAR FEET:	319 LF
TOTAL STREET TREES REQUIRED:	8
TOTAL STREET TREES PROVIDED:	8

LANDSCAPE NOTES

- CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS PRIOR TO INSTALLATION. ANY DAMAGE TO UTILITIES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
 - CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS. NO ADDITION TO OR PLACEMENT OF SOIL IS TO BE DONE PRIOR TO THE COMPLETION OF A SOIL TEST. TESTING SHALL BE PERFORMED BY A SUITABLE LABORATORY. NO PLANTING SHALL BEGIN UNTIL PROPER ADJUSTMENTS HAVE BEEN MADE. SOIL PH SHOULD BE BETWEEN 5.5 AND 7.5; CONTAINING A MINIMUM OF 4% AND A MAXIMUM 20% ORGANIC MATTER.
 - PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
 - CONTRACTOR TO ENSURE PROPER STABILIZATION OF SLOPES AS REQUIRED.
 - STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- MATERIALS**
- LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM, DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
 - ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES, AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
 - ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. REJECT ALL CRACKED ROOT BALLS.
- EXECUTION**
- TREES REQUIRING STAKING SHALL BE STAKED AND GUYED WIRED ON THREE SIDES.
 - ALL SHRUB AND TREE PITS SHALL BE AMENDED WITH COMPOST. COMPOST SHALL BE APPLICABLE TO THE GEOGRAPHIC AREA OF INSTALLATION PER THE MANUFACTURER'S SPECIFICATIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 2% POSITIVE DRAINAGE IN ALL PLANTING AREAS.
 - ALL PLANTING BEDS AND TREE PITS SHALL BE MULCHED WITH A 4" LAYER OF TRIPLE SHREDDED HARDWOOD MULCH NATURAL IN COLOR.
 - EXCAVATE EDGES OF ALL PLANTING BEDS TO 2" DEPTH TO FORM A NEAT AND CRISP DEFINITION.
 - CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL AREAS FOR APPROVAL BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
 - REMOVE GUY WIRES AND STAKES AT END OF GUARANTEE PERIOD.



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NOTE:

EXISTING STREET TREES PER PREVIOUSLY APPROVED PLANS TO MEET LANDSCAPE REQUIREMENTS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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REVISIONS

NO.	DATE
1	09. 10. 2019 RESPONSE TO 1ST ASR REVIEW

PLAN INFORMATION

PROJECT NO.	KAN-19060
FILENAME	KAN19060-ASR-LS1
CHECKED BY	RSS
DRAWN BY	CGH
SCALE	1"=40'
DATE	07. 23. 2019

SHEET

LANDSCAPE PLAN

L5.00

REVISIONS / PRINTED		
REV. NO.	DATE	REMARKS
	07/28/17	SD ISSUE
	12/07/17	DD ISSUE
	07/13/18	REVISED DD
	09/14/18	50% CD
	10/08/18	ISSUED FOR PERMIT
	11/20/18	ISSUED FOR PERMIT
		PERMIT COMMENTS
		REVISIONS / HOTEL
	08/23/19	GMP SET

IKANE
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Suite 700, Atlanta, Georgia 30305
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ELEVATIONS

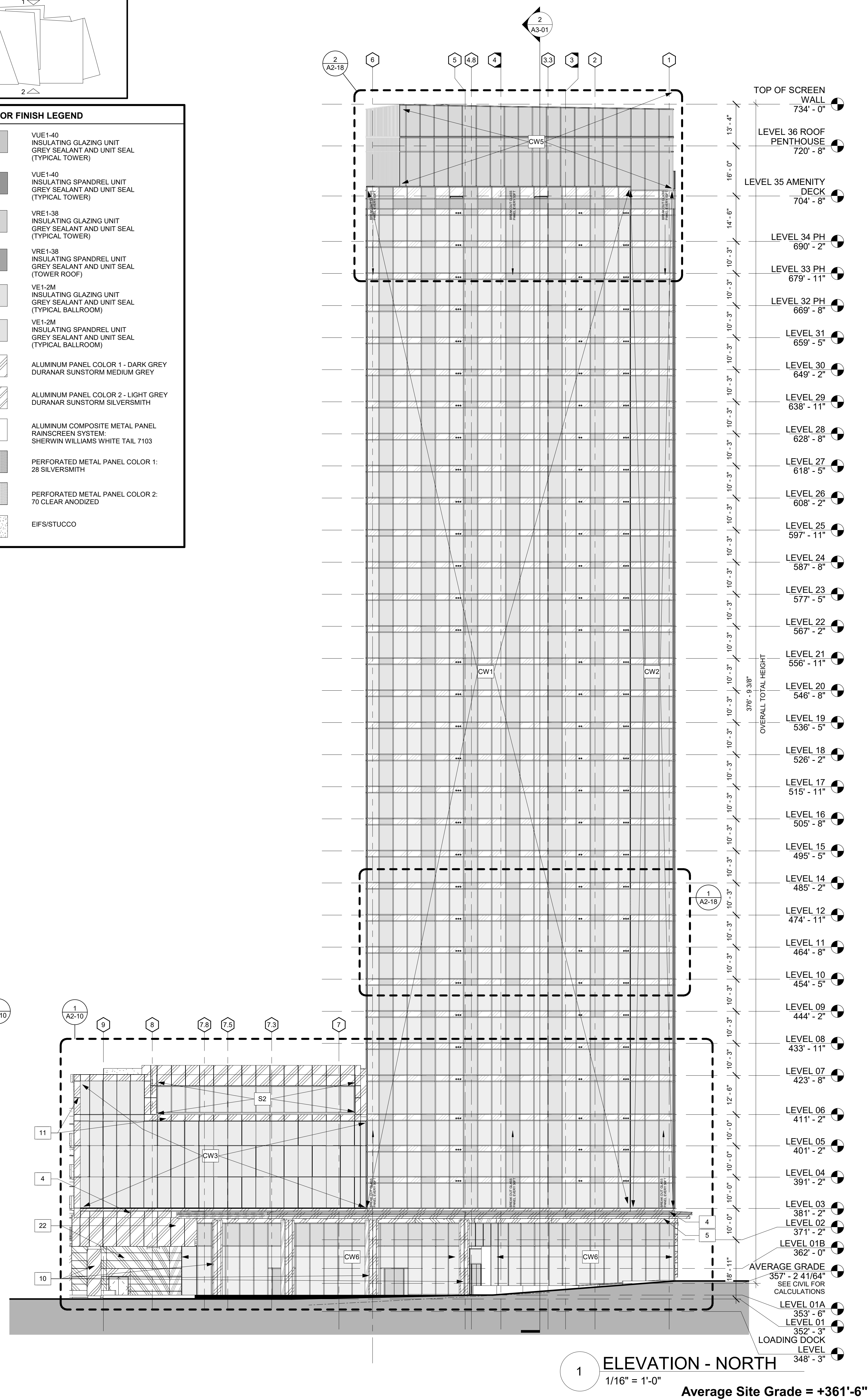
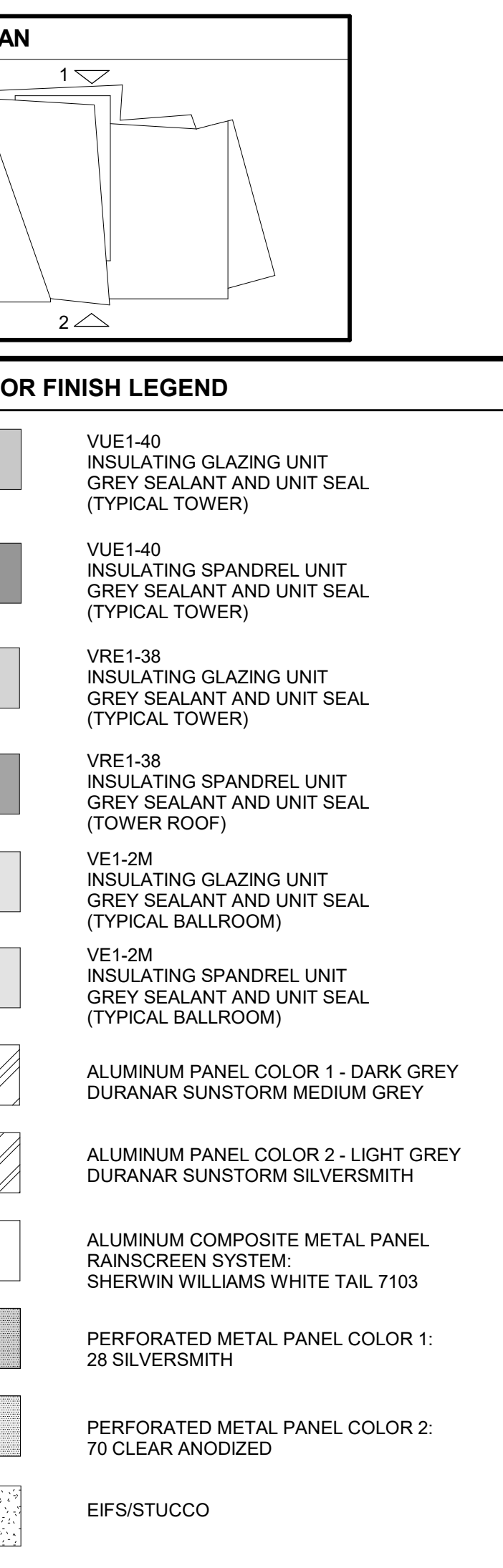
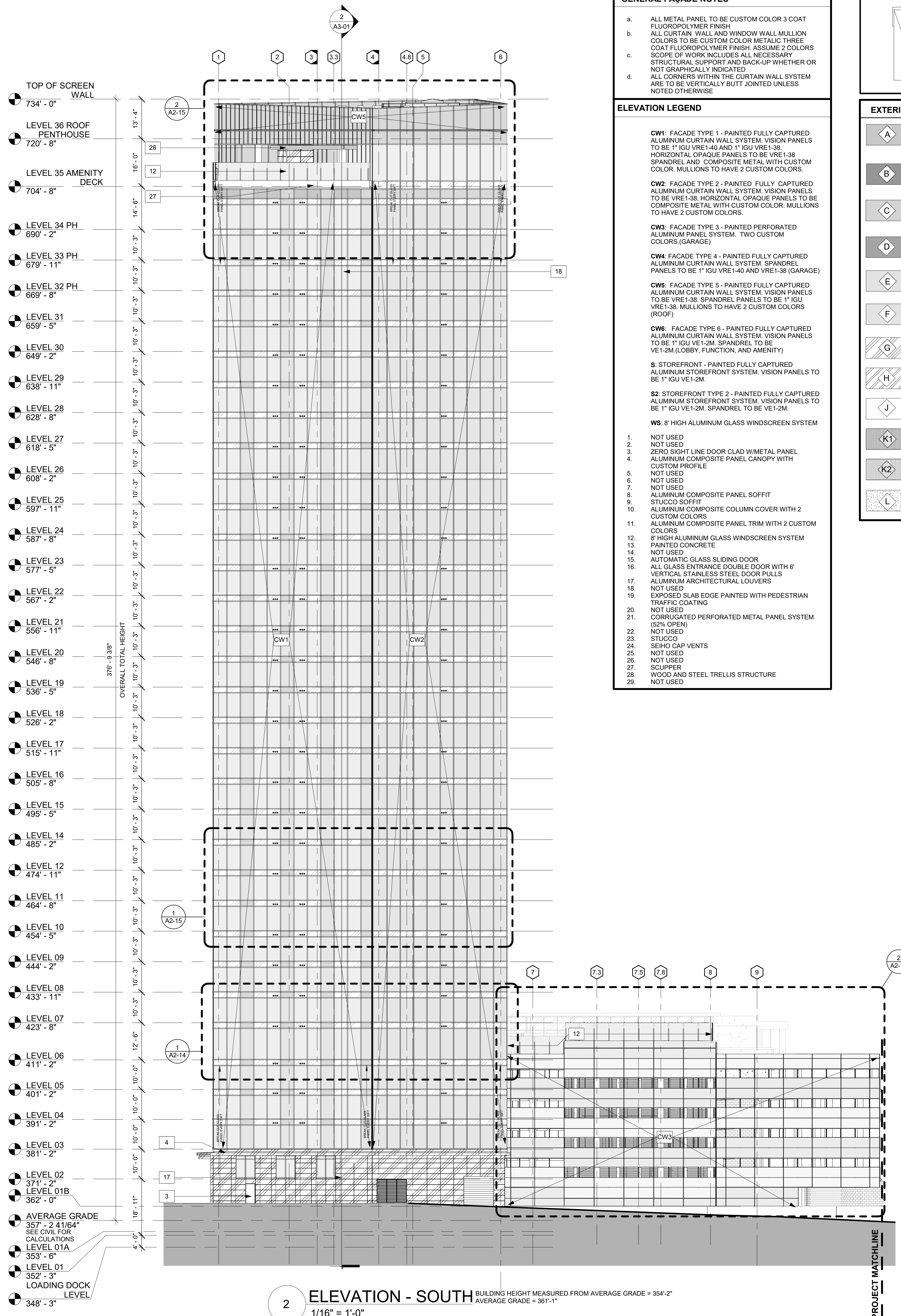
NORTH HILLS WALTER TOWER

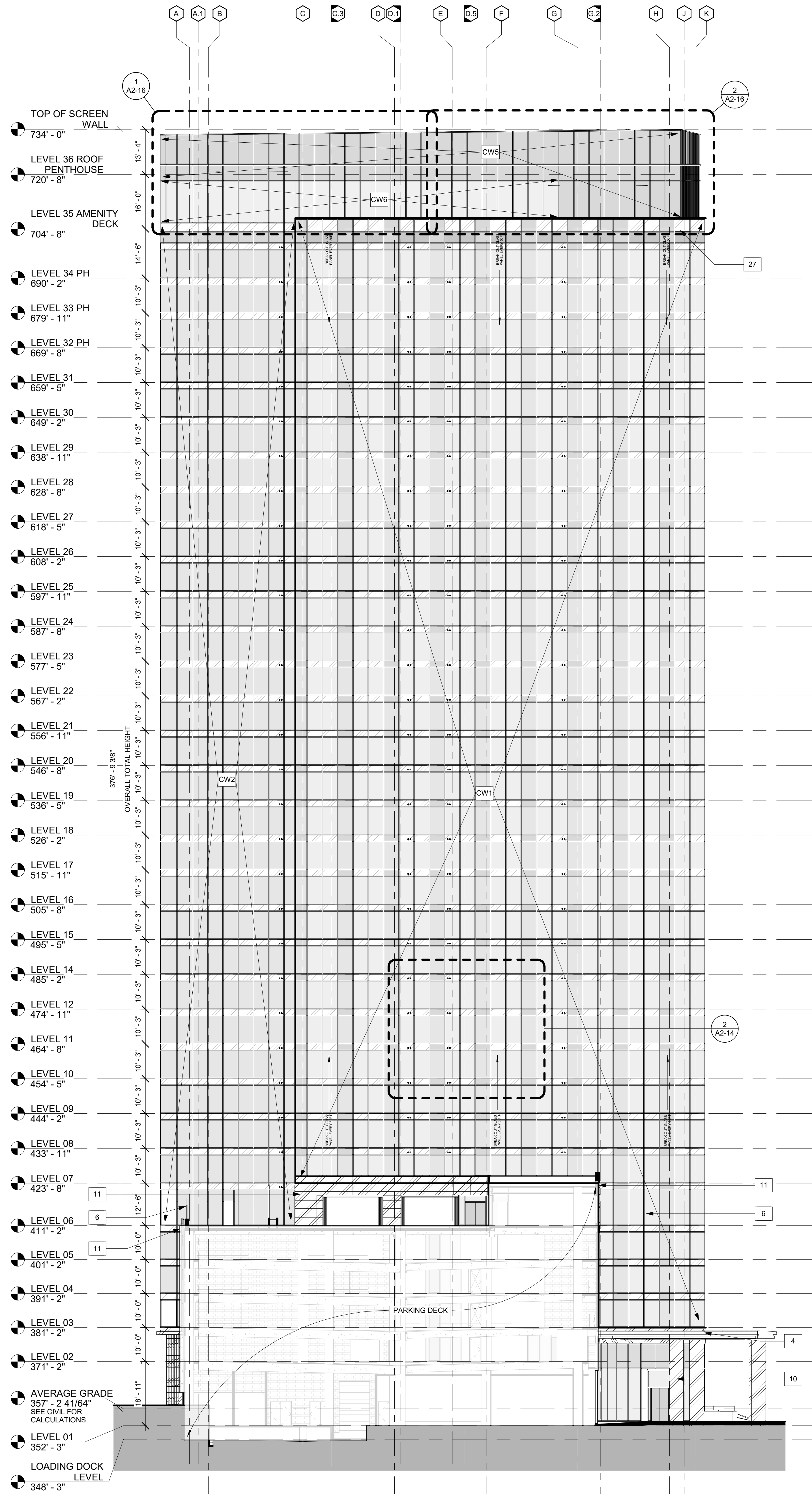
4204 SIX FORKS ROAD, RALEIGH, NC 27609

DATE	08/23/2019
JOB NO.	216052.00
SHEET NO.	A2-01

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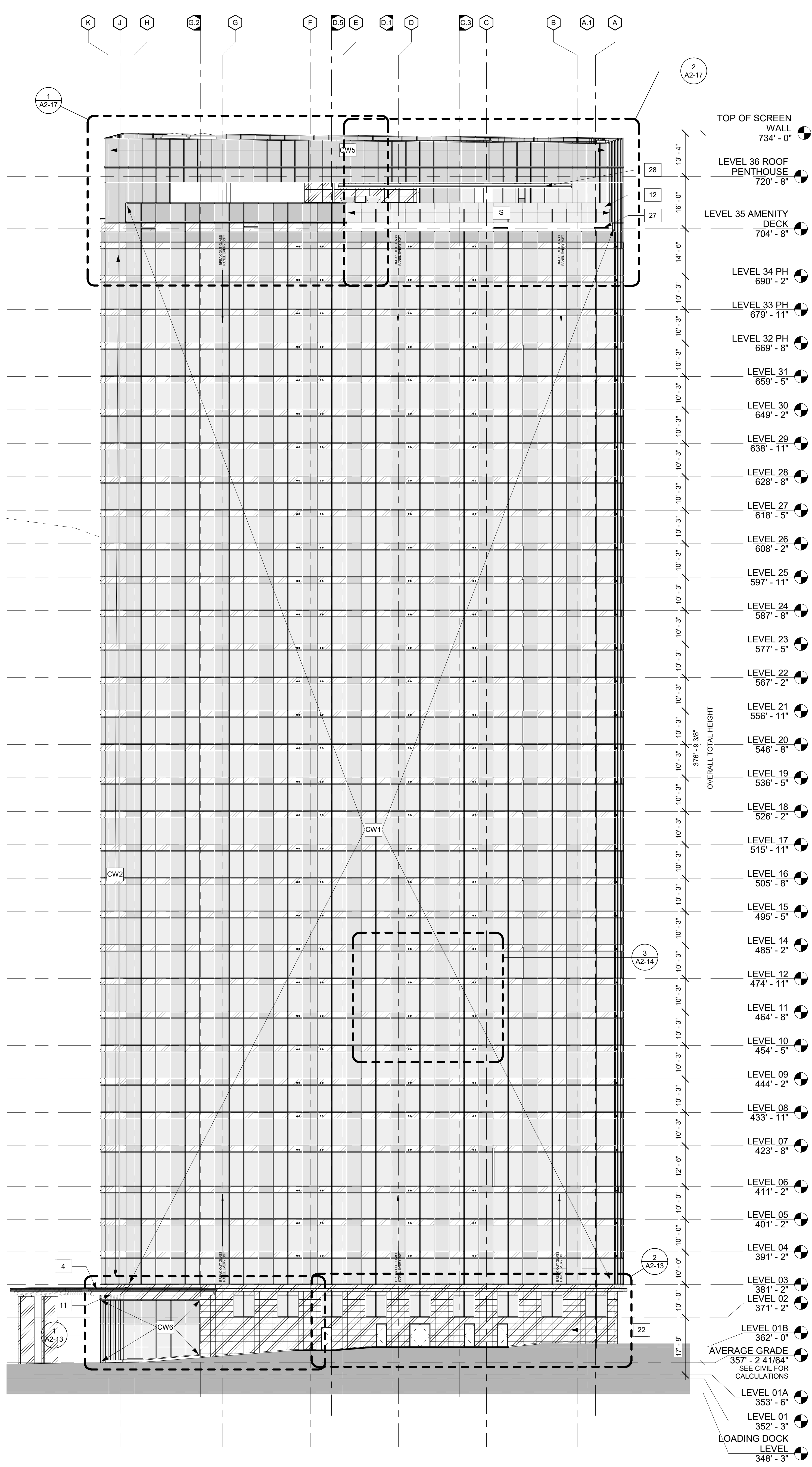
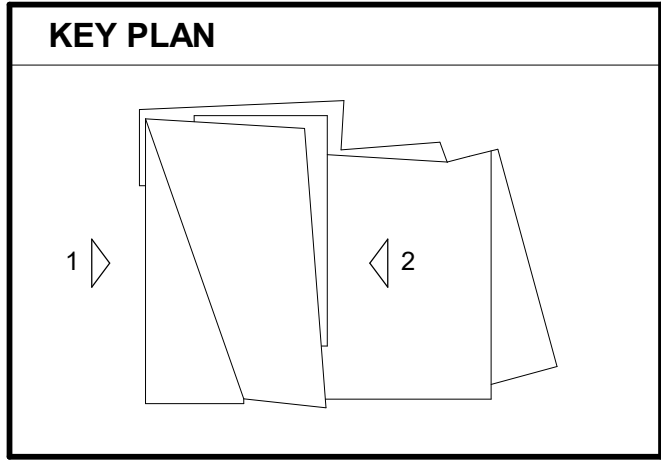




2 ELEVATION - EAST
1/16" = 1'-0"

- GENERAL FAÇADE NOTES**
- ALL METAL PANEL TO BE CUSTOM COLOR 3 COAT FLUOROPOLYMER FINISH.
 - ALL CURTAIN WALL AND WINDOW WALL MULLION COLORS TO BE CUSTOM COLOR METALIC THREE COAT FLUOROPOLYMER FINISH. ASSUME 2 COLORS.
 - SCOPE OF WORK INCLUDES ALL NECESSARY STRUCTURAL SUPPORT AND BACK-UP WHETHER OR NOT GRAPHICALLY INDICATED.
 - ALL CORNERS WITHIN THE CURTAIN WALL SYSTEM ARE TO BE VERTICALLY BUTT JOINTED UNLESS NOTED OTHERWISE.
- ELEVATION LEGEND**
- CW1:** FAÇADE TYPE 1 - PAINTED FULLY CAPTURED ALUMINUM CURTAIN WALL SYSTEM. VISION PANELS TO BE 1" IGU VRE1-40 AND 1" IGU VRE1-38. HORIZONTAL OPAQUE PANELS TO BE VRE1-38 SPANDREL AND COMPOSITE METAL WITH CUSTOM COLOR. MULLIONS TO HAVE 2 CUSTOM COLORS.
- CW2:** FAÇADE TYPE 2 - PAINTED FULLY CAPTURED ALUMINUM CURTAIN WALL SYSTEM. VISION PANELS TO BE VRE1-38. HORIZONTAL OPAQUE PANELS TO BE COMPOSITE METAL WITH CUSTOM COLOR. MULLIONS TO HAVE 2 CUSTOM COLORS.
- CW3:** FAÇADE TYPE 3 - PAINTED PERFORATED ALUMINUM PANEL SYSTEM. TWO CUSTOM COLORS (GARAGE)
- CW4:** FAÇADE TYPE 4 - PAINTED FULLY CAPTURED ALUMINUM CURTAIN WALL SYSTEM. SPANDREL PANELS TO BE 1" IGU VRE1-40 AND VRE1-38 (GARAGE)
- CW5:** FAÇADE TYPE 5 - PAINTED FULLY CAPTURED ALUMINUM CURTAIN WALL SYSTEM. VISION PANELS TO BE VRE1-38. SPANDREL PANELS TO BE 1" IGU VRE1-38. MULLIONS TO HAVE 2 CUSTOM COLORS (ROOF)
- CW6:** FAÇADE TYPE 6 - PAINTED FULLY CAPTURED ALUMINUM CURTAIN WALL SYSTEM. VISION PANELS TO BE 1" IGU VE1-2M. SPANDREL TO BE VE1-2M (LOBBY, FUNCTION, AND AMENITY)
- S:** STOREFRONT - PAINTED FULLY CAPTURED ALUMINUM STOREFRONT SYSTEM. VISION PANELS TO BE 1" IGU VE1-2M.
- S2:** STOREFRONT TYPE 2 - PAINTED FULLY CAPTURED ALUMINUM STOREFRONT SYSTEM. VISION PANELS TO BE 1" IGU VE1-2M. SPANDREL TO BE VE1-2M.
- WS:** 8" HIGH ALUMINUM GLASS WINDSCREEN SYSTEM
- NOT USED
 - NOT USED
 - ZERO SIGHT LINE DOOR CLAD W/METAL PANEL
 - ALUMINUM COMPOSITE PANEL CANOPY WITH CUSTOM PROFILE
 - NOT USED
 - NOT USED
 - NOT USED
 - ALUMINUM COMPOSITE PANEL SOFFIT
 - STUCCO SOFFIT
 - ALUMINUM COMPOSITE COLUMN COVER WITH 2 CUSTOM COLORS
 - ALUMINUM COMPOSITE PANEL TRIM WITH 2 CUSTOM COLORS
 - 8" HIGH ALUMINUM GLASS WINDSCREEN SYSTEM
 - PAINTED CONCRETE
 - NOT USED
 - AUTOMATIC GLASS SLIDING DOOR
 - ALL GLASS ENTRANCE DOUBLE DOOR WITH 6" VERTICAL STAINLESS STEEL DOOR PULLS
 - ALUMINUM ARCHITECTURAL LOUVERS
 - NOT USED
 - EXPOSED SLAB EDGE PAINTED WITH PEDESTRIAN TRAFFIC COATING
 - NOT USED
 - CORRUGATED PERFORATED METAL PANEL SYSTEM (52% OPEN)
 - NOT USED
 - STUCCO
 - SEINO CAP VENTS
 - NOT USED
 - NOT USED
 - SCUPPER
 - WOOD AND STEEL TRELIS STRUCTURE
 - NOT USED

- EXTERIOR FINISH LEGEND**
- A** VUE1-40 INSULATING GLAZING UNIT GREY SEALANT AND UNIT SEAL (TYPICAL TOWER)
- B** VUE1-40 INSULATING SPANDREL UNIT GREY SEALANT AND UNIT SEAL (TYPICAL TOWER)
- C** VRE1-38 INSULATING GLAZING UNIT GREY SEALANT AND UNIT SEAL (TYPICAL TOWER)
- D** VRE1-38 INSULATING SPANDREL UNIT GREY SEALANT AND UNIT SEAL (TOWER ROOF)
- E** VE1-2M INSULATING GLAZING UNIT GREY SEALANT AND UNIT SEAL (TYPICAL BALLROOM)
- F** VE1-2M INSULATING SPANDREL UNIT GREY SEALANT AND UNIT SEAL (TYPICAL BALLROOM)
- G** ALUMINUM PANEL COLOR 1 - DARK GREY DURANAR SUNSTORM MEDIUM GREY
- H** ALUMINUM PANEL COLOR 2 - LIGHT GREY DURANAR SUNSTORM SILVERSMITH
- J** ALUMINUM COMPOSITE METAL PANEL RAINSCREEN SYSTEM, SHERWIN WILLIAMS WHITE TAIL 7103
- K1** PERFORATED METAL PANEL COLOR 1: 28 SILVERSMITH
- K2** PERFORATED METAL PANEL COLOR 2: 70 CLEAR ANODIZED
- L** EIFS/STUCCO



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

Average Site Grade = +361'-6"

REVISIONS / PRINTED		
REV. NO.	DATE	REMARKS
07/28/17	SD	ISSUE
12/07/17	TD	ISSUE
07/13/18	REVISED	DD
09/14/18	50% CD	
10/08/18	ISSUED FOR PERMIT	
11/29/18	ISSUED FOR PERMIT	
08/23/19	GMP SET	

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ELEVATIONS
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4204 SIX FORKS ROAD, RALEIGH, NC 27609

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