Administrative Approval Action

Case File / Name: ASR-0059-2019
North Hills Expansion

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

LOCATION: The site is located on the northwest corner of the intersection of Interstate 440 and Six Forks Road at 4381 Lassiter Mill Road. The scope of work is located as part of an existing shopping center at this site.

REQUEST: This is a redevelopment of an existing shopping center on a 30.63 acre site including numerous mixed use buildings, an underground parking structure and the necessary infrastructure to support the redevelopment. This site is zoned CX-12-UL and SHOD-2. The existing and proposed redevelopment will result as follows:
Retail 382,288 SF
Restaurant/Bar 92,488 SF
Office 498,913 SF
Cinema/Movie Theater 50,010 SF (984 seats)
Health Club 27,465 SF
Residential 513 units, 700,151 SF
Overnight lodging 229 rooms/182,586 SF and 10,200 SF Conference area
Parking 489,848 SF
Total new gross building floor area: 1,714,128 SF
Total gross building floor area (existing and new): 2,594,240
The following Hardship Variances have been approved for this project, noted below.

BOA-447-2019 - Relief from the driveway requirements of section 9.5, Build To standards of 3.42 and 3.4.7, height requirements of 3.2.3 b, Compact parking and parking setback section 7.1.6 and 7.1.7 such that existing parking may remain as is, also relief from section 3.2 regarding amenity area, and Section 5.3 for allowing improvements in the SHOD area.
The following Administrative Alternates have been approved for this project, noted below.
AAD-4-20 Transparency Requirements (1.5.9), Vehicle parking lot landscaping (7.1.7)

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 March 3, 2020 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:

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General

1. A soil boring report will be required for pipes underneath the building.

Stormwater

2. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

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).

☑ **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:

Engineering

1. A fee-in-lieu for transit infrastructure shall be paid to the City of Raleigh (UDO 8.1.10).

2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.

3. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

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

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

6. Two transit deeds of easement shall be approved by City staff and the location of the easements shall be shown on a plat approved for recordation. The deeds of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

7. Sight distance easements shall be approved by City staff and the location of the easements shall be shown on a plat approved for recordation.

Stormwater

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8. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

9. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

Urban Forestry

10. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 14 street trees along Lassiter Mill Road.

11. A public infrastructure surety for 14 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

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

Urban Forestry

1. Final inspection of all new and existing 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: March 18, 2023
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: 03/18/2020
Development Services Dir/Designee
Staff Coordinator: Ryan Boivin

NORTH HILLS EXPANSION

4381 LASSITER MILL ROAD
RALEIGH, NC 27609

ADMINISTRATIVE SITE REVIEW

CITY OF RALEIGH CASE#: ASR-0059-2019
PROJECT NUMBER: KAN-19010

DATE: AUGUST 9, 2019
REVISED: DECEMBER 12, 2019
REVISED: MARCH 3, 2020

DEVELOPMENT SERVICES

Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

Raleigh

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	☐ General	Subdivision transaction #: N/A
☐ Attached	☑ Mixed use	Sketch transaction #: N/A
☐ Apartment	☐ Open lot	Certificate of Appropriateness #: N/A
☐ Townhouse	☐ Civic	Board of Adjustment #: N/A
		Zoning Case #: N/A
		Administrative Alternate #: N/A

GENERAL INFORMATION

Development name: North Hills Expansion

Inside City limits? ☐ Yes (☐ No)

Property address(es): 4381 LASSITER MILL RD

Site P.I.N.(s): 1705597841 (This PIN represents the master parcel, others shown on GIS are land condos)

Please describe the scope of work. Include any additions, expansions, and change of use.

A redevelopment of an existing shopping center that includes a proposed underground parking deck, mixed use buildings with max heights of 12 stories, and necessary utility infrastructure to service the development.

Current Property Owner/Developer Contact Name:
NOTE: please attach purchase agreement when submitting this form.

Company: NORTH HILLS OWNER LP | Title: Owner

Address: STE 250, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH, NC 27609

Phone #: 919-833-7755 | Email: kwalker@kanerealtycorp.com

Applicant Name: Chandler Turner

Company: McAdams | Address: 2905 Meridian Parkway

Phone #: 919-361-5000 | Email: cturner@mcadamsco.com

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

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-12-UL	Existing gross floor area (not to be demolished): 880,112 (Total Site) Existing gross floor area to be demolished: 160,291 sf
Gross site acreage: 30.63 (8.31 Project Area)	New gross floor area: 1,714,128 sf
# of parking spaces required: 2,831 (Total Site)	Total sf gross (to remain and new): 2,594,240(Total Site)
# of parking spaces proposed: 3,037 (Total Site)	Proposed # of buildings: 1 (all one building)
Overlay District (if applicable): N/A	Proposed # of stories for each: 12 (max)
Existing use (UDO 6.1.4): Mixed Use	
Proposed use (UDO 6.1.4): Mixed Use	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 28.50 Square Feet: 1,241,505

Proposed Impervious Surface: Acres: 29.03 Square Feet: 1,264,544

Is this a flood hazard area? ☐ Yes (☐ No)
If yes, please provide:
Alluvial soils: N/A
Flood stu__ N/A
FEMA Map Panel #: N/A

Neuse River Buffer ☐ Yes (☐ No) Wetlands ☐ Yes (☐ No)

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 513 | Total # of hotel units: 229 (Existing)

# of bedroom units: 1br: 360 2br: 124 3br: 29 4br or more: 0

# of lots: 1 | Is your project a cottage court? ☐ Yes (☐ No)

SIGNATURE BLOCK

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

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

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

Signature: Date: 3/2/2020

Printed Name: John M. Kane (Owner)

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X:\Projects\KAN\KAN-19010\Land\Concurrent Site Review\Current Drawings\KAN19010-CS1.dwg, 3/3/2020 2:53:25 AM, Turner, Chandler

SOLID WASTE COMPLIANCE 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 A PRIVATE SERVICE.
3. REFUSE WILL BE COLLECTED IN DUMPSTERS LOCATED ON SITE.
4. NO DUMPSTERS WILL REQUIRE BACKING INTO THE PUBLIC RIGHT-OF-WAY FROM THE PROJECT SITE.

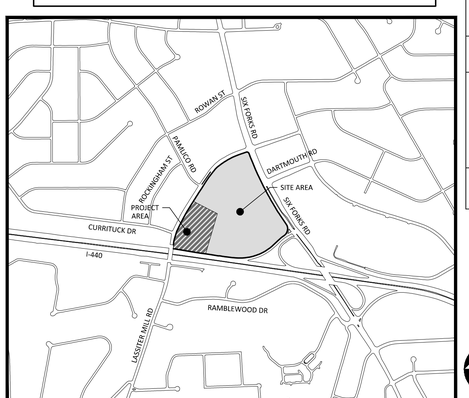
ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

ATTENTION CONTRACTORS

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 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 **Fine and Possible Exclusion** from future work in the **City of Raleigh.**



VICINITY MAP

1" = 1,000'

NOTES

1. 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 ENCROACH ON THIS MINIMUM CORNER CLEARANCE.

2. 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.

3. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

SITE DATA

OWNER	NORTH HILLS OWNER LP		
PIN	1705597841		
SITE AREA	EXISTING TOTAL SITE AREA: 1,334,243 SF / 30.63 AC EXISTING PROJECT SITE AREA: 362,625 SF / 8.32 AC PROPOSED ROW DEDICATION: 723 SF / 0.017 AC PROPOSED PROJECT SITE AREA: 361,902 SF / 8.31 AC		
EXISTING ZONING	CX-12-UL	OVERLAY DISTRICT	N/A
EXISTING USE	MIXED USE		
PROPOSED USE (UDO CHAPTER 6 USE)	MIXED USE (TOTAL SITE BREAKDOWN)		
(RETAIL SALES)	RETAIL: 273,817 SF (EX. TO REMAIN) + 108,471 SF (PROP.) = 382,288 SF		
(RESTAURANT/BAR)	RESTAURANT/BAR: 67,770 (EX. TO REMAIN) + 24,718 (PROP.) = 92,488 SF		
(OFFICE)	OFFICE: 107,973 (EX. TO REMAIN) + 390,940 (PROP.) = 498,913 SF		
(INDOOR RECREATION)	CINEMA/MOVIE THEATER: 50,010 SF (984 SEATS)		
(INDOOR RECREATION)	HEALTH CLUB: 27,465 SF (EX. TO REMAIN)		
(HOUSEHOLD LIVING)	RESIDENTIAL (APARTMENTS): 513 UNITS: 700,151 SF 360 - 1 BR, 124 - 2 BR, 29 - 3 BR = 695 BR TOTAL		
(OVERNIGHT LODGING)	HOTEL: 182,586 SF - 229 ROOMS (EX. TO REMAIN)		
(INDOOR RECREATION)	HOTEL CONFERENCE ROOM: 10,200 SF (EX. TO REMAIN)		
(PARKING)	PARKING DECK: 489,848 SF (PROP.)		
BUILDING HEIGHT	MAXIMUM	12 STORIES (NO BUILDING HEIGHT MAX DUE TO TC-13-19)	
	PROPOSED	12 STORIES	
AMENITY SPACE	REQUIRED	10% OF PROJECT AREA = 10% * 376,078 SF = 37,608 SF STORIES OVER 7 = (12 - 7) * 505F = 250 SF TOTAL AMENITY AREA REQUIRED = 37,858 SF SEATING REQUIRED = 37,858 SF / 50 SF = 758 LF OF SEATING TREES REQUIRED = 37,858 SF/ 1,000 SF = 38 TREES	
	PROPOSED	37,858 SF - TOTAL (SEE SHEET C2.00) 20,890 SF (50%) - CONTIGUOUS AND VISUALLY PERMEABLE TO ROW	
TREE CONSERVATION	REQUIRED	10% OF EXISTING PROJECT AREA = 10% * 376,078 SF = 37,608 SF = 8.63 AC.	
	PROPOSED	0 SF; 0%	

PARKING DATA

VEHICLE PARKING	REQUIRED	RETAIL[1]: 382,288 SF * 1/500 SF = 765 SPACES RESTAURANT/BAR[1]: 92,488 * 1/500 SF = 185 SPACES OFFICE[2]: 498,913 SF * 1/500 SF = 998 SPACES CINEMA[1]: 50,010 SF * 1/500 SEATS = 101 SPACES HEALTH CLUB[1]: 27,465 SF * 1/500 SF = 55 SPACES RESIDENTIAL[2]: (513-16)UNITS * 1SPACE/UNIT = 497 SPACES HOTEL[1]: 229 ROOMS * 1/ROOM = 229 SPACES HOTEL CONFERENCE ROOM[1]: 10,200 SF * 1/500 SF = 21 SPACES LESS[4]: 10,000 SF GROUND STORY * 1/500 SPACES = -20 SPACES TOTAL REQUIRED PARKING = 2,831 SPACES
	PROPOSED	1,052 SPACES (PROP.) + 1,985 (EX. TO REMAIN) = 3,037 (107.3%)
HC PARKING	REQUIRED	1,052 SPACES * 2% = 22 SPACES
	PROPOSED	22 SPACES
HC VAN PARKING	REQUIRED	22 HC SPACES/6 = 4
	PROPOSED	4 SPACES

1. PER 7.1.3.C.3 UL 1 SPACE/500 SF NON RESIDENTIAL USES
2. PER 7.1.3.C.1 1 SPACE REQUIRED PER UNIT; HOWEVER, NO MORE THAN 2 ON-SITE PARKING SPACES ALLOWED PER UNIT.
3. PER 7.1.3.C.2 UL FIRST 16 UNITS OF RESIDENTIAL REQUIRE NO PARKING
4. PER 7.1.3.C.4 NO PARKING REQUIRED FOR FIRST 10,00 SF OF GROUND STORY GROSS FLOOR AREA
5. PER 7.1.8.A MIXED USE FACILITY SHOULD NOT BE REQUIRED TO PROVIDE MORE THAN 50 BIKE SPACES

BIKE DATA

BIKE PARKING	REQUIRED LONGTERM	RETAIL: 382,288 SF * 1/25,000 SF = 16 SPACES RESTAURANT/BAR: 92,488 * 1/25,000 SF = 4 SPACES (MIN) OFFICE: 498,913 SF * 1/5,000 SF = 100 SPACES CINEMA: NONE HEALTH CLUB: NONE RESIDENTIAL: NONE HOTEL: 229 ROOMS * 1SPACE/20ROOM = 12 SPACES HOTEL CONFERENCE ROOM: NONE REQUIRED LT BIKE PARKING = 132 SPACES TOTAL REQUIRED LT BIKE PARKING[5] = 20 SPACES
	REQUIRED SHORTTERM	RETAIL: 382,288 * 1/5,000 SF = 77 SPACES RESTAURANT/BAR: 92,488 * 1/50,00 SF = 4 SPACES (MIN) OFFICE: 498,913 SF * 1/10,000 SF = 50 SPACES CINEMA: 984 SF * 1/500 SEATS = 2 SPACES HEALTH CLUB: 27,465 SF * 1/5,000 SF = 6 SPACES RESIDENTIAL: 513 UNITS * 1SPACE/20UNIT = 26 SPACES HOTEL: NONE HOTEL CONF. ROOM: 10,200 SF * 1/5,000 SF = 4 SPACES (MIN) REQUIRED ST BIKE PARKING = 169 SPACES TOTAL REQUIRED ST BIKE PARKING[5] = 30 SPACES
	PROPOSED BIKE PARKING	50 SPACES (20 LT SPACES, 30 ST SPACES)[5] LT SPACES TO BE PROVIDED INTERNAL TO THE PARKING DECK

PARKING NOTE:

- RETAIL, RESTAURANT AND BARS ARE TO BE INTERCHANGEABLE FOR PARKING CALCULATIONS DUE TO UDO SECTION 7.1.4.C.3 INDICATING NON RESIDENTIAL USES IN UL FRONTAGE DISTRICTS MAY BE PARKED AT THE LESSER OF 1 SPACE/500 SF OR WHAT IS SHOWN IN THE UDO PARKING TABLE.
- BICYCLE PARKING REQUIREMENTS FOR RETAIL, RESTAURANT AND BARS HAVE BEEN SHOWN USING THE MOST CONSERVATIVE REQUIREMENTS OF THE USES TO ENSURE FUTURE BUILD OUT COMPLIANCE.

811 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.

SHEET INDEX

BOA	BOARD OF ADJUSTMENTS DECISION DOCUMENT
APC-1	APPEARANCE COMMISSION APPROVAL DOCUMENT
APC-2	APPEARANCE COMMISSION APPROVAL DOCUMENT
AMM	FIRE ALTERNATE MEANS AND METHOD APPROVAL
C0.00	PROJECT NOTES
C1.00	EXISTING CONDITIONS 1 OF 3
C1.01	EXISTING CONDITIONS 2 OF 3
C1.02	EXISTING CONDITIONS 3 OF 3
C1.02	DEMOLITION PLAN
C1.03	TREE CONSERVATION PLAN
C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN - AREA 'A'
C2.02	SITE PLAN - AREA 'B'
C2.03	DETAILED LASSITER MILL FRONTAGE PLAN
C2.04	BUILDING FRONTAGE CALCULATIONS
C3.01	GRADING PLAN & STORM DRAINAGE PLAN AREA 'A'
C3.02	GRADING PLAN & STORM DRAINAGE PLAN AREA 'B'
C4.01	UTILITY PLAN AREA 'A'
C4.02	UTILITY PLAN AREA 'B'
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	WATER DETAILS
C8.03	STORM DETAILS
C8.04	SEWER DETAILS
C8.05	TRANSIT DETAILS
C9.00	STORMWATER MANAGEMENT FACILITY DETAILS
E1.00	STORM PIPE PROFILE (STA. 10+00 THRU STA.17+50)

SHEETS BY OTHERS

LS.01	LANDSCAPE PLAN AREA 'A'
LS.02	LANDSCAPE PLAN AREA 'B'
LP-S-100	SITE LIGHTING
LP-S-101	SITE LIGHTING
A1.01	PARKING LEVEL P1 AREA 'A'
A1.02	PARKING LEVEL P1 AREA 'B'
A2.01	PARKING LEVEL P2 AREA 'A'
A2.02	PARKING LEVEL P2 AREA 'B'
A3.01	PLAZA LEVEL AREA 'A'
A3.02	PLAZA LEVEL AREA 'B'
A500.1	COMPOSITE SITE ELEVATIONS
A500.2	COMPOSITE SITE ELEVATIONS
A501	ELEVATIONS - BUILDING P
A502	ELEVATIONS - BUILDING T & U
A503	ELEVATIONS - BUILDING V
A504	ELEVATIONS - BUILDING W
A505	ELEVATIONS - BUILDING X
A506	ELEVATIONS - BUILDING Y

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

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293

www.mcadamsco.com

CONTACT

CHANDLER TURNER
cturner@mcadamsco.com
PHONE: 919. 361. 5000 x279

CLIENT

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

KANE REALTY CORPORATION

PROJECT DIRECTORY

DEVELOPER
KANE REALTY CORPORATION
4321 LASSITER AT NORTH HILLS AVE
SUITE 250
919. 833. 7755
RALEIGH, NC 27609

ARCHITECT
CI DESIGN INC.
1000 LANCASTER STREET
SUITE 430
BALTIMORE, MD, 21202
PHONE: 410. 384. 4244

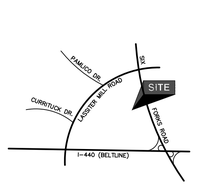
REVISIONS

NO.	DATE
1	2019-12-17 - FIRST CITY OF RALEIGH REVIEW COMMENTS

ADMINISTRATIVE SITE REVIEW FOR:

NORTH HILLS EXPANSION
RALEIGH, NC 27609
PROJECT NUMBER: KAN-19010

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



VICINITY MAP
NOT TO SCALE

I, RONALD T. FREDERICK, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC SURVEY TO THE ACCURACY OF CLASS A AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS A STANDARD, AND THAT THE SURVEY WAS COMPLETED ON MAY 3, 2019; THAT CONTOURS SHOWN MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON NAD 83 2011 (EPOCH 2010.00) AND ALL ELEVATIONS ARE BASED ON NAVD 88 (GEOID 12B).

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS _____ DAY OF _____, 2019.

RONALD T. FREDERICK, PLS L-4720

GENERAL NOTES:

1.) THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND. THIS IS A TOPOGRAPHIC SURVEY.
2.) HORIZONTAL LOCATIONS FOR THIS SURVEY ARE BASED ON A BOUNDARY TAKEN FROM A SURVEY BY S. D. PUCKETT AND ASSOCIATES ENTITLED "SURVEY FOR NHMOO, LLC"
3.) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4.) PROPERTY IS NOT LOCATED WTHIN A SPECIAL FLOOD HAZARD ZONE AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. PROPERTY IS IN ZONE "X" REFERENCE: COMMUNITY PANEL NUMBER 3720170500J, DATED MAY 2, 2006.
5.) ZONING DISTRICT = CX-12-UL BY THE CITY OF RALEIGH PLANNING DEPARTMENT.
6.) VEHICULAR ACCESS TO THIS SITE IS PROVIDED VIA SIX FORKS ROAD AND LASSITER MILL ROAD.
7.) SPACES SHOWN HEREON ARE FOR VISUAL REFERENCE ONLY.
8.) FOR BOUNDARY INFORMATION AND BEARINGS AND DISTANCES SEE PLANS OF THE CONDOMINIUM ON THAT CERTAIN PLAT ENTITLED, "CONDOMINIUM PLAT NORTH HILLS MALL" DATED NOVEMBER 7, 2002, RECORDED IN CONDOMINIUM MAP BOOK 2003, PAGES 322A L – A3, INCLUSIVE, IN THE WAKE COUNTY REGISTRY, AS SUPPLEMENTED BY A CERTAIN PLAT ENTITLED, "SUPPLEMENT TO CONDOMINIUM PLAT, NORTH HILLS MALL, DEPICTION OF NEW UNITS 4, 5, 6, 7, 8 & 9," DATED SEPTEMBER 2, 2004, LAST REVISED ON DECEMBER 9, 2004, AND RECORDED ON DECEMBER 16, 2004, IN CONDOMINIUM MAP BOOK 2003, PAGES 322 A4 THROUGH 322 A7, INCLUSIVE, AS SUPPLEMENTED BY A CERTAIN PLAT ENTITLED, "SUPPLEMENT TO CONDOMINIUM PLAT, NORTH HILLS MALL, DEPICTION OF NEW UNIT 11, LAST REVISED ON APRIL ___, 2017 AND RECORDED MAY ___, 2017 IN CONDOMINIUM MAP BOOK 2017, PAGES _____ – _____ INCLUSIVE, IN THE WAKE COUNTY REGISTRY, THIS IS ALSO REPRESENTED ON SHEET C1.03
9.) FOR STORM DRAIN AND SEWER INFORMATION SEE SHEET C1.02
10.) VERTICAL DATUM IS BASED ON NAVD 88 DATUM

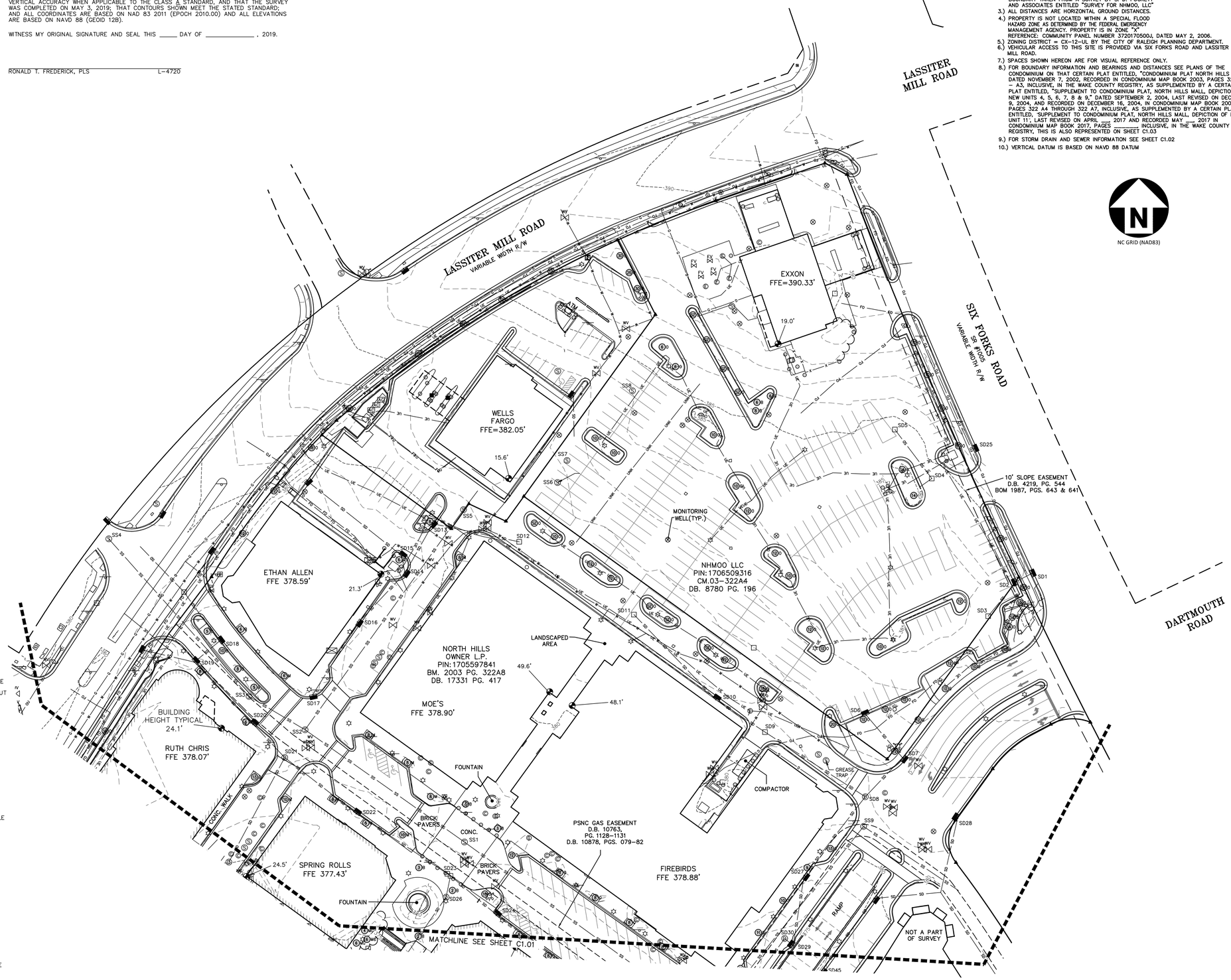
NC GRID (NAD83)

TREE LEGEND

BE	BEECH
B	BIRCH
C	CEDAR
CH	CHERRY
CM	CRAPE MYRTLE
CYP	CYPRESS
DG	DOGWOOD
E	ELM
G	SWEET GUM
H	HICKORY
HO	HOLLY
MG	MAGNOLIA
M	MAPLE
JM	JAPANESE MAPLE
WO	WHITE OAK
O	OAK
PEC	PEACH
PER	PEAR
P	PINE

LEGEND

	EXISTING IRON PIPE
	IRON PIPE SET
	CALCULATED POINT
	BORE HOLE
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	TELEPHONE PEDESTAL
	TELEPHONE MANHOLE
	ELECTRIC BOX
	LIGHT POLE
	POWER POLE
	GUY WIRE
	CURB INLET
	STORM DRAINAGE MANHOLE
	YARD INLET
	FIBER OPTIC MARKER
	FIBER OPTIC VAULT
	SIGN
	BOLLARD
SD	STORM DRAIN PIPE
OU	OVERHEAD UTILITY LINES
W	WATER LINE
SS	SANITARY SEWER LINE
T	TELEPHONE LINE
G	GAS LINE
UE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
X	FENCE LINE
	TREE LINE
	GUARDRAIL



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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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RALEIGH, NORTH CAROLINA 27609

KANE REALTY CORPORATION

NORTH HILLS - JCPENNEY REDEVELOPMENT

ADMINISTRATIVE SITE REVIEW
RALEIGH, NORTH CAROLINA

REVISIONS

NO.	DATE
1	
2	

PLAN INFORMATION

PROJECT NO.	KAN-19010
FILENAME	KAN19010-C1
CHECKED BY	RTF
DRAWN BY	JBT
SCALE	1"=40'
DATE	06.15.2019

SHEET

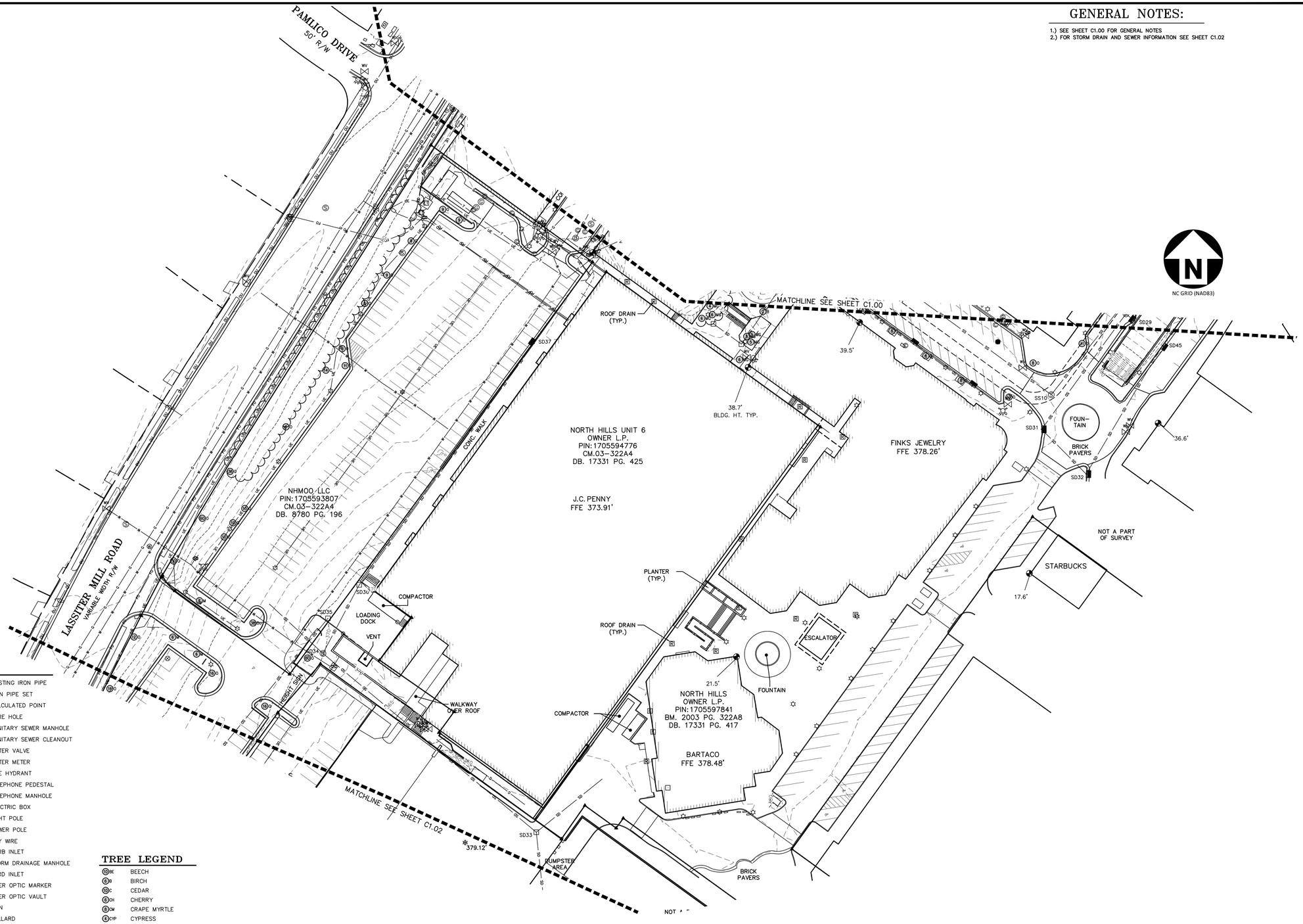
EXISTING CONDITIONS

C1.00

X:\Projects\KAN\KAN-19010\Land\Concurrent Site Review\Current Drawings\KAN19010-XC1.dwg, 3/3/2020 2:57:23 AM, Turner, Chandler

GENERAL NOTES:

1.) SEE SHEET C1.00 FOR GENERAL NOTES
2.) FOR STORM DRAIN AND SEWER INFORMATION SEE SHEET C1.02



LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
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- LIGHT POLE
- POWER POLE
- GUY WIRE
- CURB INLET
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- YARD INLET
- FIBER OPTIC MARKER
- FIBER OPTIC VAULT
- SIGN
- BOLLARD
- SD — STORM DRAIN PIPE
- OU — OVERHEAD UTILITY LINES
- W — WATER LINE
- SS — SANITARY SEWER LINE
- T — TELEPHONE LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- X — X — FENCE LINE
- TREE LINE
- GUARDRAIL

TREE LEGEND

10 BE	BEECH
8 B	BIRCH
10 C	CEDAR
8 CH	CHERRY
8 CM	CRAPE MYRTLE
4 CYP	CYPRESS
4 DG	DOGWOOD
10 E	ELM
12 G	SWEET GUM
10 H	HICKORY
4 HO	HOLLY
10 MG	MAGNOLIA
15 M	MAPLE
5 JM	JAPANESE MAPLE
24 WO	WHITE OAK
30 O	OAK
5 PEC	PEACH
7 PER	PEAR
10 P	PINE

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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ADMINISTRATIVE SITE REVIEW
RALEIGH, NORTH CAROLINA

RE

NO.	DATE
1	
2	

PLAN INFORMATION

PROJECT NO.	KAN-19010
FILENAME	KAN19010-C1
CHECKED BY	RTF
DRAWN BY	JBT
SCALE	1"=40'
DATE	06.15.2019

SHEET

EXISTING CONDITIONS

C1.01

GENERAL NOTES:

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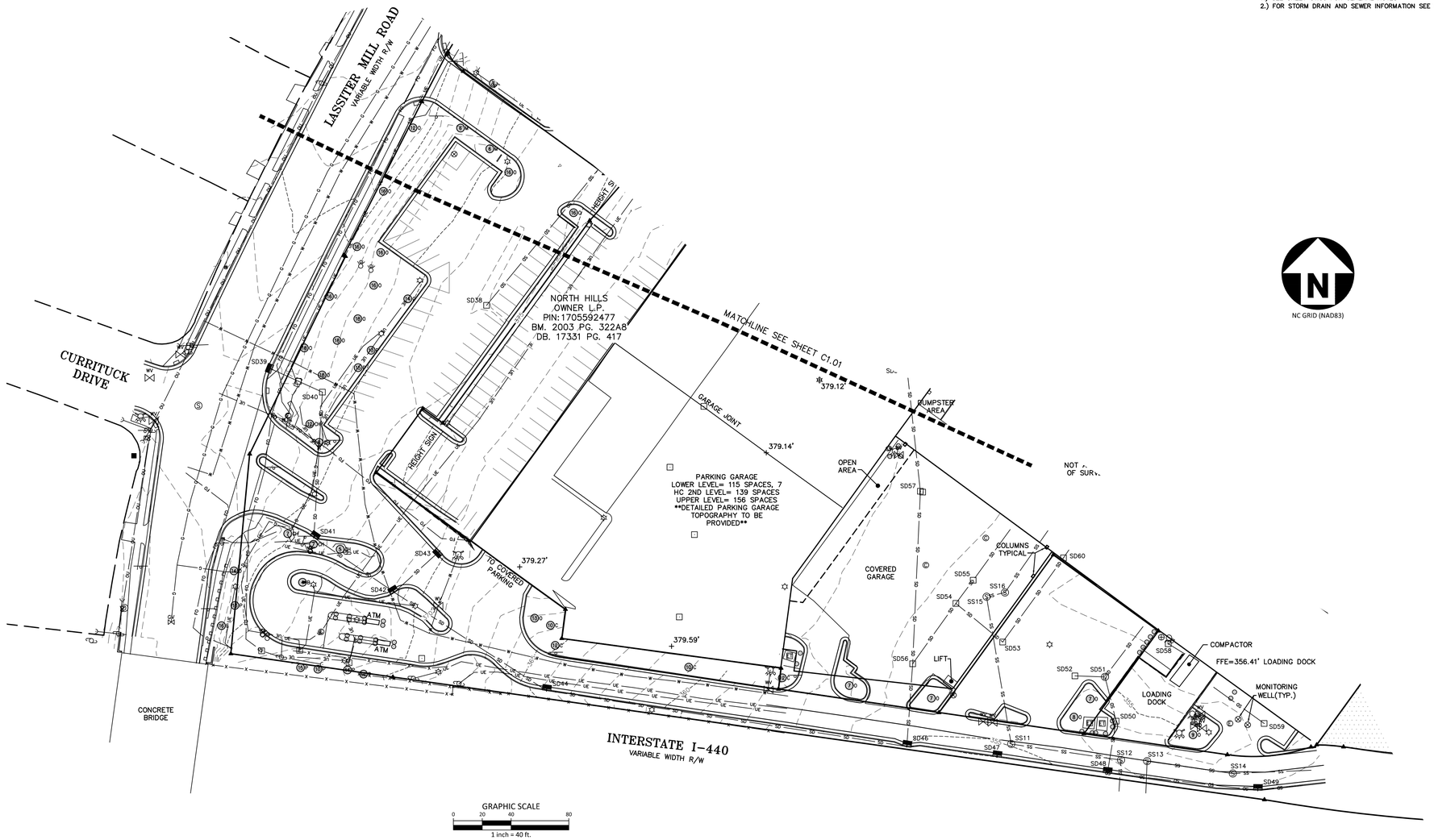
2.) FOR STORM DRAIN AND SEWER INFORMATION SEE THIS SHEET.



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

NC GRID (NAD83)

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
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- TREE LINE
- GUARDRAIL

TREE LEGEND

BE	BEECH
B	BIRCH
C	CEDAR
CH	CHERRY
CM	CRAPE MYRTLE
CYP	CYPRESS
DG	DOGWOOD
E	ELM
G	SWEET GUM
H	HICKORY
HO	HOLLY
MG	MAGNOLIA
M	MAPLE
JM	JAPANESE MAPLE
WO	WHITE OAK
O	OAK
PEC	PEACH
PER	PEAR
P	PINE

=374.64' 15"RCP W

ROUND FLOOR
)
6.19'
350.54' 48"RCP N
350.86' 36"RCP E
=350.69' 48"RCP
NG WATER)

9.80'
366.80' 15"RCP N
359.60' 48"RCP E
=354.60' 48"RCP S

9.43'
=367.03' 15"RCP W

9.26'
359.61' 48"RCP E
=359.51' 48"RCP W

3.53'
CESSIBLE AT TIME OF

2.62'
=369.42' 15"RCP E

7.82'
=371.22' 15"RCP E

5.68'
=370.58' 15"RCP W
=370.48' 15"RCP S

4.39'
=367.59' 15"RCP N
=367.49' 15"RCP E

1.37'
=364.27' 15"RCP W
=364.27' 15"RCP N
=364.17' 18"RCP E

0.83'
48' 15"RCP S

TOP=356.37'
INV=346.47' BOTTOM BOX
INV=348.02 18"RCP N

SD49
TOP=356.40'
INV IN=347.45' 18"RCP E
INV OUT=347.30' 18"RCP W

SD50
TOP=355.93'
INV IN=347.73' 18"RCP W
INV OUT=347.63' 18"RCP S

SD51
TOP=355.60'
INV IN=349.80 15"RCP N
INV IN=349.70' 15"RCP W
INV OUT=349.50' 18"RCP E

SD52
TOP=355.08'
INV OUT=350.38' 15"RCP E

SD53
TOP=355.30'
INV IN=350.80' 15"RCP N
INV OUT=350.70' 15"RCP W

SD54
TOP=355.55'
INV IN=349.05 15"RCP N
INV IN=349.25' 15"RCP E
INV OUT=348.85' 15"RCP S

SD55
TOP=355.71'
INV IN=350.56' 15"RCP N
INV OUT=350.41' 15"RCP S

SD56
TOP=355.61'
INV IN=348.31' 15"RCP N
INV=340.61' BOTTOM BOX

SD57
TOP=356.63'
INV=342.93' BOTTOM BOX

SD58
TOP=356.13'
INV=353.98' 8"PVC E

SD59
TOP=356.58'
INV=349.28' 15"RCP W

SEWER INVERTS

SS1
TOP=378.16'
INV IN=367.86'
INV OUT=367.71'

SS2
TOP=377.76'
NOT ACCESSIBLE AT TIME OF SURVEY

SS3
TOP=377.47'
INV IN=369.87'
INV OUT=369.77'

SS4
TOP=379.66'
NOT ACCESSIBLE AT TIME OF SURVEY

SS5
TOP=381.01'
INV IN=375.76'
INV OUT=374.46'

SS6
TOP=381.56'
NOT ACCESSIBLE AT TIME OF SURVEY

SS7
TOP=382.26'
NOT ACCESSIBLE AT TIME OF SURVEY

SS8
TOP=384.35'
NOT ACCESSIBLE AT TIME OF SURVEY

SS9
TOP=380.71'
NOT ACCESSIBLE AT TIME OF SURVEY

SS10
TOP=378.07'
INV IN=366.17' W
INV OUT=366.07' N

SS11
TOP=355.05'
INV IN=346.55' N 8"DIP
INV OUT=346.40' E 8"DIP

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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RE

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PLAN INFORMATION

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CHECKED BY	RTF
DRAWN BY	JBT
SCALE	1"=40'
DATE	06.15.2019

SHEET

EXISTING CONDITIONS

C1.02

X:\Projects\KAN\KAN-19010\Land\Concurrent Site Review\Current Drawing\KAN19010-XC1.dwg, 3/3/2020 2:57:30 AM, Turner, Chandler

OUTDOOR AMENITY AREA REQUIREMENTS PROJECT AREA

PROPOSED PROJECT ACREAGE: 8.31 AC (361,902 SF)
OUTDOOR AMENITY REQUIRED: 361,902*10% + (5(STORIES ABOVE 7)* 50 SF)*3 BUILDINGS = 36,940 SF
OUTDOOR AMENITY PROVIDED: 25,102 + 61,222 = 86,324 SF

PROPOSED PROJECT AREA BUILDING USE BREAKDOWN:

RESIDENTIAL USES: 700,151 GSF
OFFICE: 390,940 GSF
RETAIL/RESTAURANT: 133,189 GSF

TOTAL PROPOSED: 1,224,280 GSF (EXCLUDES 489,848 SF PARKING DECK)

PERCENTAGE RESIDENTIAL: 700,151/ 1,224,280 = 57.2%*

*PER RALEIGH UDO SEC 1.5.3.D
WHEN A MIXED USE BUILDING IS GREATER THAN 50% RESIDENTIAL ONLY HALF THE REQUIRED AMENITY AREA MUST BE CONTIGUOUS TO THE PUBLIC SIDEWALK AND VISUALLY PERMEABLE FROM THE PUBLIC RIGHT-OF-WAY.

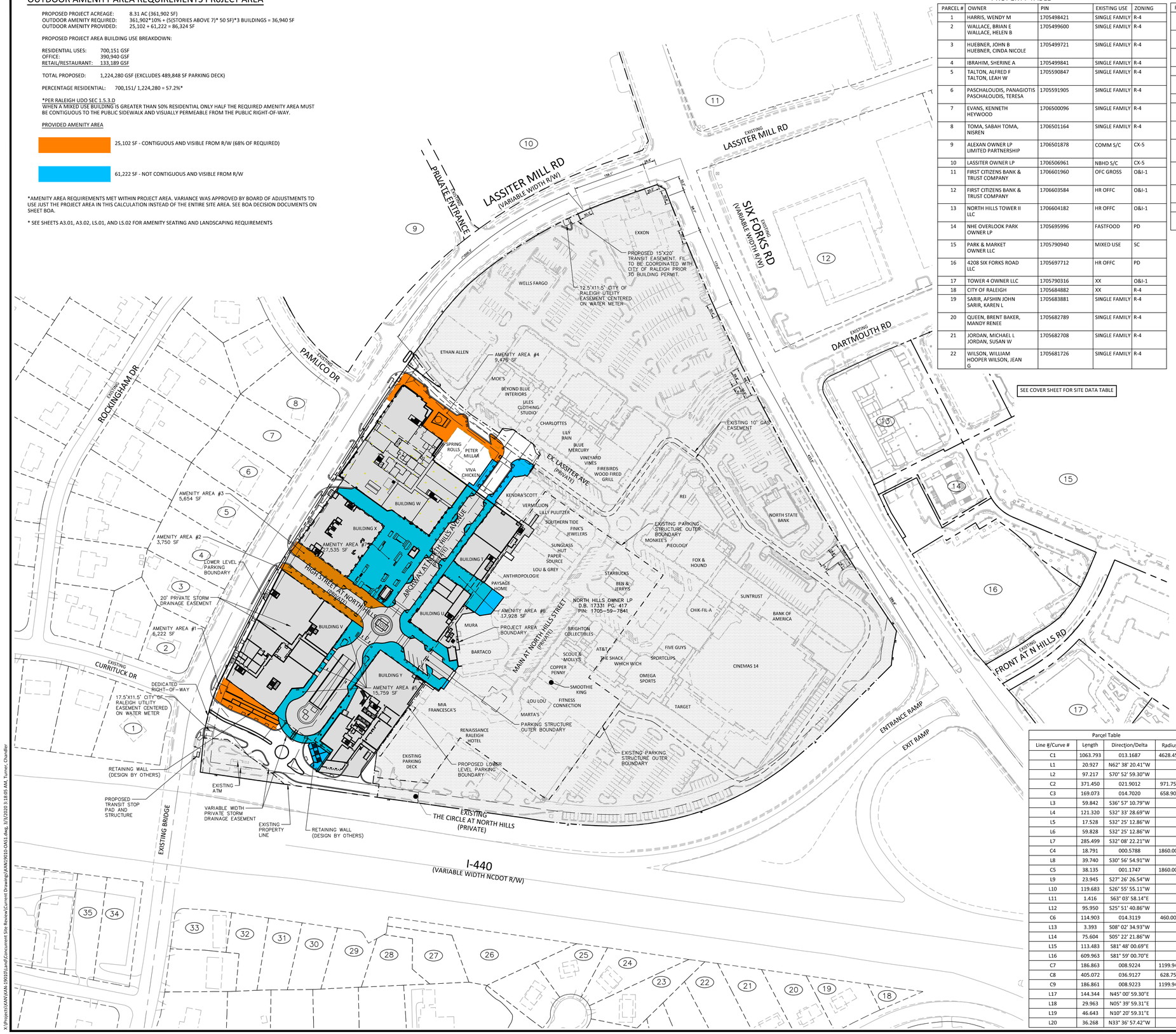
PROVIDED AMENITY AREA

25,102 SF - CONTIGUOUS AND VISIBLE FROM R/W (68% OF REQUIRED)

61,222 SF - NOT CONTIGUOUS AND VISIBLE FROM R/W

*AMENITY AREA REQUIREMENTS MET WITHIN PROJECT AREA. VARIANCE WAS APPROVED BY BOARD OF ADJUSTMENTS TO USE JUST THE PROJECT AREA IN THIS CALCULATION INSTEAD OF THE ENTIRE SITE AREA. SEE BOA DECISION DOCUMENTS ON SHEET BOA.

* SEE SHEETS A3.01, A3.02, LS.01, AND LS.02 FOR AMENITY SEATING AND LANDSCAPING REQUIREMENTS



PROPERTY TABLE

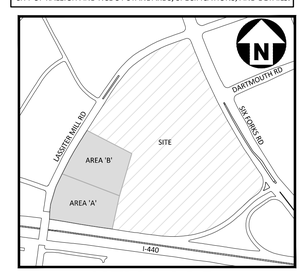
PARCEL #	OWNER	PIN	EXISTING USE	ZONING
1	HARRIS, WENDY M	1705498421	SINGLE FAMILY	R-4
2	WALLACE, BRIAN E WALLACE, HELEN B	1705499600	SINGLE FAMILY	R-4
3	HUEBNER, JOHN B HUEBNER, CINDA NICOLE	1705499721	SINGLE FAMILY	R-4
4	IBRAHIM, SHERINE A	1705499841	SINGLE FAMILY	R-4
5	TALTON, ALFRED F TALTON, LEAH W	1705590847	SINGLE FAMILY	R-4
6	PASCHALOUDIS, PANAGIOTIS PASCHALOUDIS, TERESA	1705591905	SINGLE FAMILY	R-4
7	EVANS, KENNETH HEYWOOD	1706500096	SINGLE FAMILY	R-4
8	TOMA, SABAH TOMA, NISREN	1706501164	SINGLE FAMILY	R-4
9	ALEXAN OWNER LP LIMITED PARTNERSHIP	1706501878	COMM S/C	CX-5
10	LASSITER OWNER LP	1706506961	NBHD S/C	CX-5
11	FIRST CITIZENS BANK & TRUST COMPANY	1706601960	OFC GROSS	O&I-1
12	FIRST CITIZENS BANK & TRUST COMPANY	1706603584	HR OFFC	O&I-1
13	NORTH HILLS TOWER II LLC	1706604182	HR OFFC	O&I-1
14	NHE OVERLOOK PARK OWNER LP	1705695996	FASTFOOD	PD
15	PARK & MARKET OWNER LLC	1705790940	MIXED USE	SC
16	4208 SIX FORKS ROAD LLC	1705697712	HR OFFC	PD
17	TOWER 4 OWNER LLC	1705790316	XX	O&I-1
18	CITY OF RALEIGH	1705684882	XX	R-4
19	SARIR, AFSHIN JOHN SARIR, KAREN L	1705683881	SINGLE FAMILY	R-4
20	QUEEN, BRENT BAKER, MANDY RENEE	1705682789	SINGLE FAMILY	R-4
21	JORDAN, MICHAEL L JORDAN, SUSAN W	1705682708	SINGLE FAMILY	R-4
22	WILSON, WILLIAM HOOPER WILSON, JEAN G	1705681726	SINGLE FAMILY	R-4
23	BRINKLEY, DANIEL W III BRINKLEY, LINDA B	1705589831	SINGLE FAMILY	R-4
24	BEAVERS, KEVIN BEAVERS, KAYLA	1705588887	SINGLE FAMILY	R-4
25	WEATHERS, MARTY W	1705587888	SINGLE FAMILY	R-4
26	WYBEL, HOLLY D	1705586915	SINGLE FAMILY	R-4
27	JANDRAIN, JAY J JANDRAIN, LESLIE B	1705584981	SINGLE FAMILY	R-4
28	MCLARRY, LOUISE C	1705583889	SINGLE FAMILY	R-4
29	YANCEY, BRANDON J YANCEY, MARGARET L	1705582990	SINGLE FAMILY	R-4
30	SPARR, JULIE W SPARR, JAMES D	1705582911	SINGLE FAMILY	R-4
31	SCHROEDER, LINDA J TRUSTEE SCHROEDER, PAUL L TRUSTEE	1705581941	SINGLE FAMILY	R-4
32	CAMAK, STEPHEN N CAMAK, HOLLY BYRUM	1705580962	SINGLE FAMILY	R-4
33	SALEEBY, TIMOTHY M SALEEBY, JAMIE W	1705489977	SINGLE FAMILY	R-4
34	MAHMOUD, LORI D	1705487996	SINGLE FAMILY	R-4
35	TURNER, LINDA K TURNER, WILLIAM L	1705487917	SINGLE FAMILY	R-4

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- TYPE A, TYPE B, TYPE C — ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- OUTSIDE PROJECT BOUNDARY

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE, AND UTILITY NOTES

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



KEY MAP

N.T.S.

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

Parcel Table			
Line #/Curve #	Length	Direction/Delta	Radius
C1	1063.793	013.1687	4628.453
L1	20.927	N62° 38' 20.41"W	
L2	97.217	S70° 52' 59.30"W	
C2	371.450	021.9012	971.750
C3	169.073	014.7020	658.900
L3	59.842	S36° 57' 10.79"W	
L4	121.320	S32° 33' 28.69"W	
L5	17.528	S32° 25' 12.86"W	
L6	59.828	S32° 25' 12.86"W	
L7	285.499	S32° 08' 22.21"W	
C4	18.791	000.5788	1860.000
L8	39.740	S30° 56' 54.91"W	
C5	38.135	001.1747	1860.000
L9	23.945	S27° 26' 26.54"W	
L10	119.683	S26° 55' 55.11"W	
L11	1.416	S63° 03' 58.14"E	
L12	95.950	S25° 51' 40.86"W	
C6	114.903	014.3119	460.000
L13	3.393	S08° 02' 34.93"W	
L14	75.604	S05° 22' 21.86"W	
L15	113.483	S81° 48' 00.69"E	
L16	609.963	S81° 59' 00.70"E	
C7	186.863	008.9224	1199.946
C8	405.072	036.9127	628.752
C9	186.861	008.9223	1199.946
L17	144.344	N45° 00' 59.30"E	
L18	29.963	N05° 39' 59.31"E	
L19	46.643	N10° 20' 59.31"E	
L20	36.268	N33° 36' 57.42"W	

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NORTH HILLS EXPANSION
ADMINISTRATIVE SITE REVIEW
RALEIGH, NORTH CAROLINA

RE

NO.	DATE
1	2019-12-17 - 1ST CITY OF RALEIGH REVIEW COMMENTS
2	2020-03-03 - 2ND CITY OF RALEIGH REVIEW COMMENTS

PLAN INFORMATION

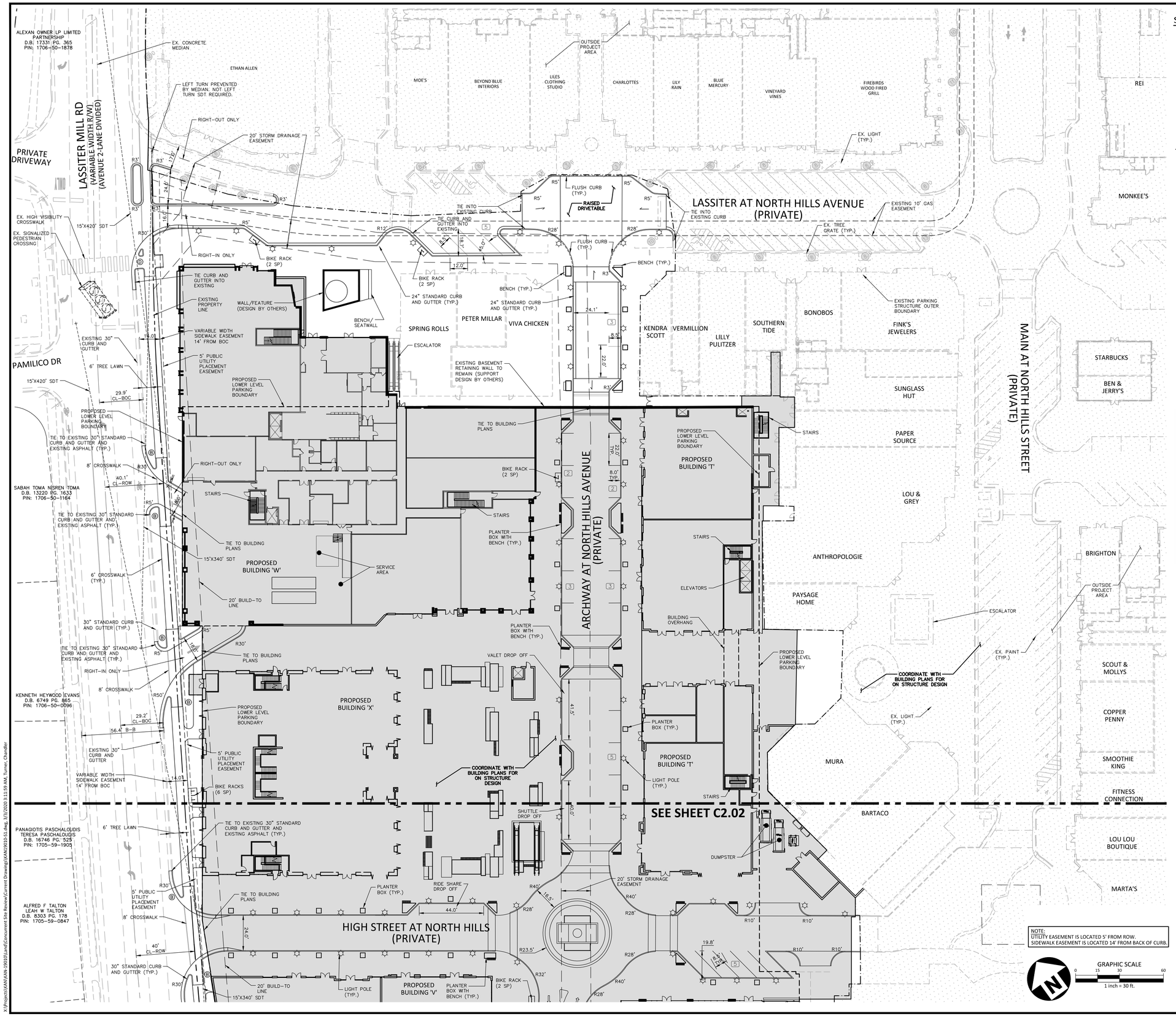
PROJECT NO.	KAN-19010
FILENAME	KAN19010-OAS1
CHECKED BY	CHT
DRAWN BY	JLB
SCALE	1"=100'
DATE	08. 09. 2019

SHEET

OVERALL SITE PLAN

C2.00

X:\Projects\KAN\KAN-19010\Land\Concurrent Site Review\Current Drawings\KAN19010-OAS1.dwg, 3/3/2020 3:18:05 AM, Turner, Chandler



SITE LEGEND

- SIGNAGE
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- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- PUBLIC SIDEWALK
- OUTSIDE PROJECT BOUNDARY
- ACCESSIBLE RAMPS
  - Ⓐ – T-20.04.1, TYPE N-3A
  - Ⓑ – T-20.01.2, TYPE N-1
  - Ⓒ – T-20.01.5, TYPE R-2
  - Ⓓ – T-20.01.6, TYPE R-3

TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ TYPE Ⓓ

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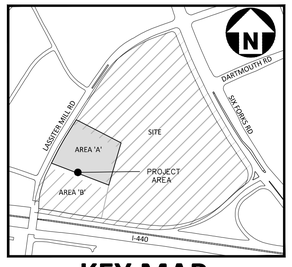

KEY MAP
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PLAN INFORMATION

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CHECKED BY	CHT
DRAWN BY	JLB
SCALE	1"=30'
DATE	08. 09. 2019

SHEET

SITE PLAN
AREA 'A'
C2.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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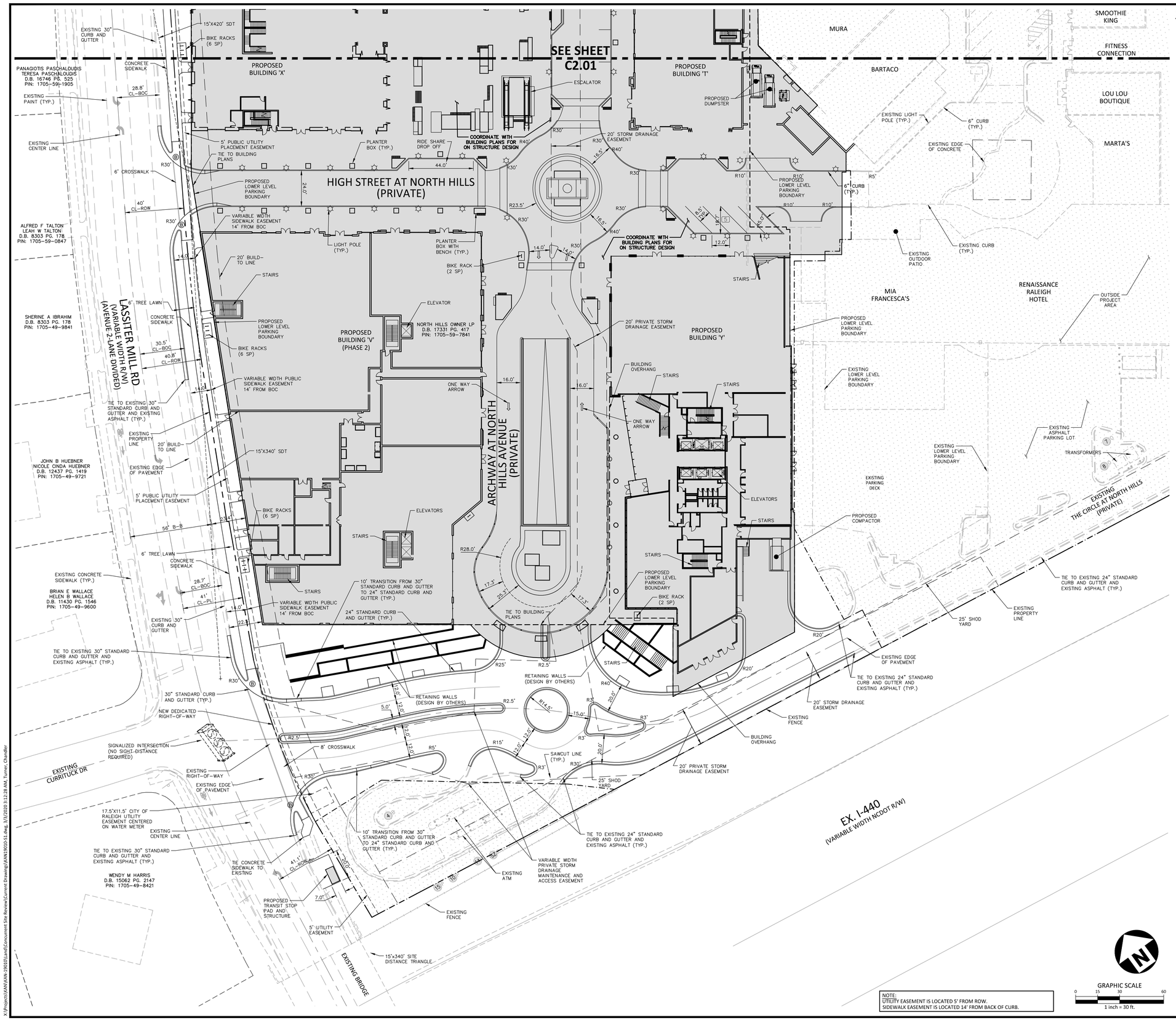

NOTE:
UTILITY EASEMENT IS LOCATED 5' FROM ROW.
SIDEWALK EASEMENT IS LOCATED 14' FROM BACK OF CURB.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- ACC VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- PUBLIC SIDEWALK
- OUTSIDE PROJECT BOUNDARY
- ACCESSIBLE RAMPS
  - Ⓐ – T-20.04.1, TYPE N-3A
  - Ⓑ – T-20.01.2, TYPE N-1
  - Ⓒ – T-20.01.5, TYPE R-2
  - Ⓓ – T-20.01.6, TYPE R-3

TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ TYPE Ⓓ

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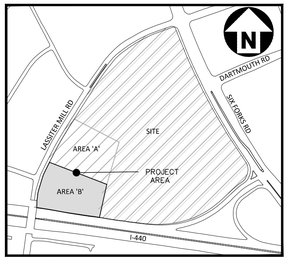

KEY MAP

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

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293

www.mcadamsco.com

CLIENT

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

KANE REALTY CORPORATION

NORTH HILLS EXPANSION
ADMINISTRATIVE SITE REVIEW
RALEIGH, NORTH CAROLINA

REVISIONS

NO.	DATE	
1	2019-12-17	1ST CITY OF RALEIGH REVIEW COMMENTS
2	2020-03-03	2ND CITY OF RALEIGH REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO.	KAN-19010
FILENAME	KAN19010-S1
CHECKED BY	CHT
DRAWN BY	JLB
SCALE	1"=30'
DATE	08. 09. 2019

SHEET

SITE PLAN
AREA 'B'
C2.02

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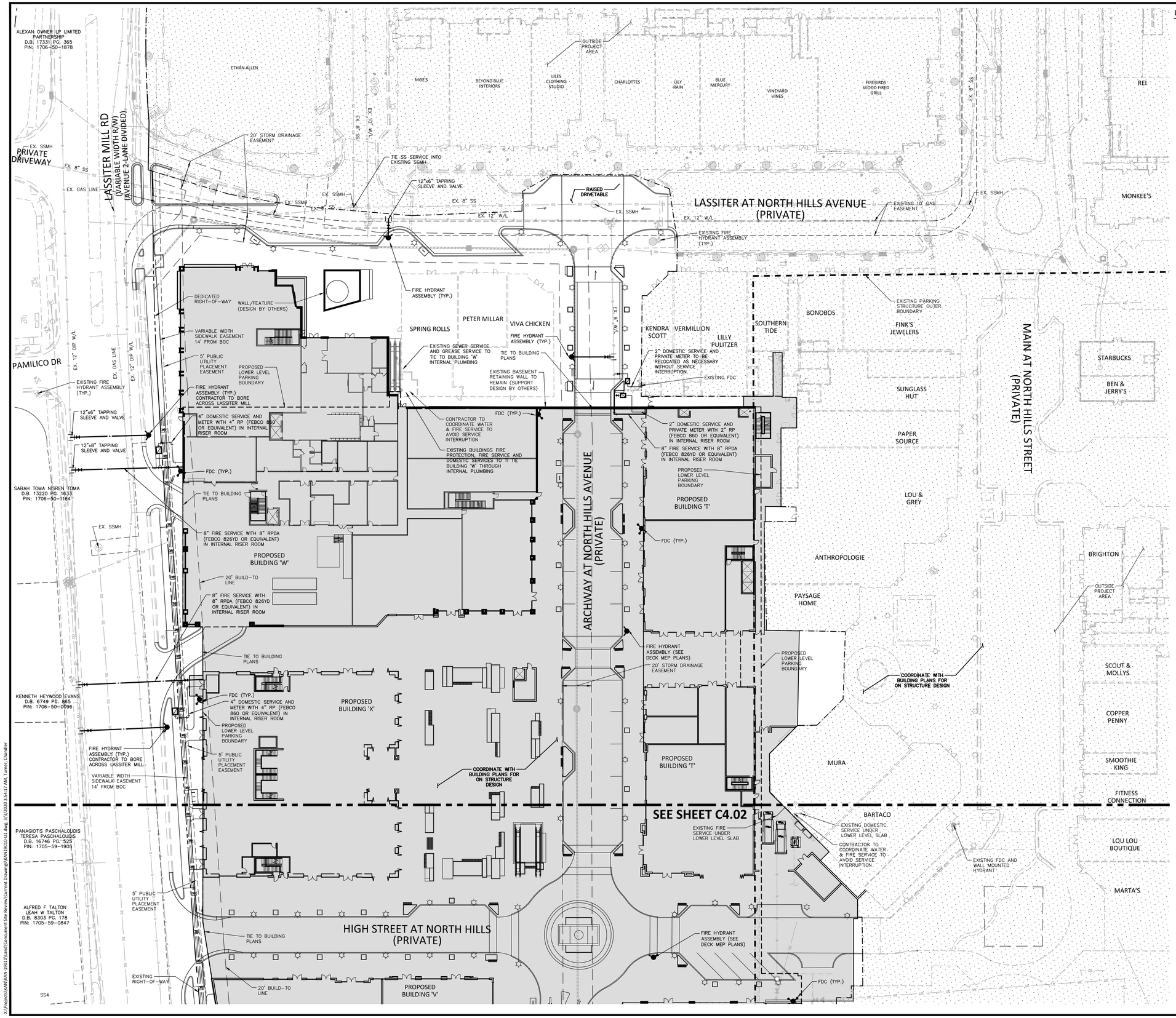
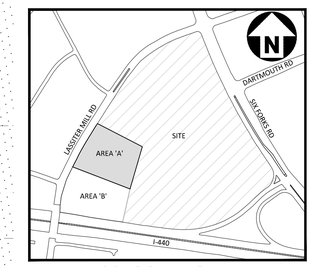


UTILITY LEGEND

- 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
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE



KEY MAP
N.T.S.

GREASE TRAPS TO BE LOCATED WITHIN BUIDLING FOOTPRINT AND BE DESIGNED BY MEP AT TIME OF BUILDING PERMIT.

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

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SHEET

UTILITY PLAN AREA 'A'

C4.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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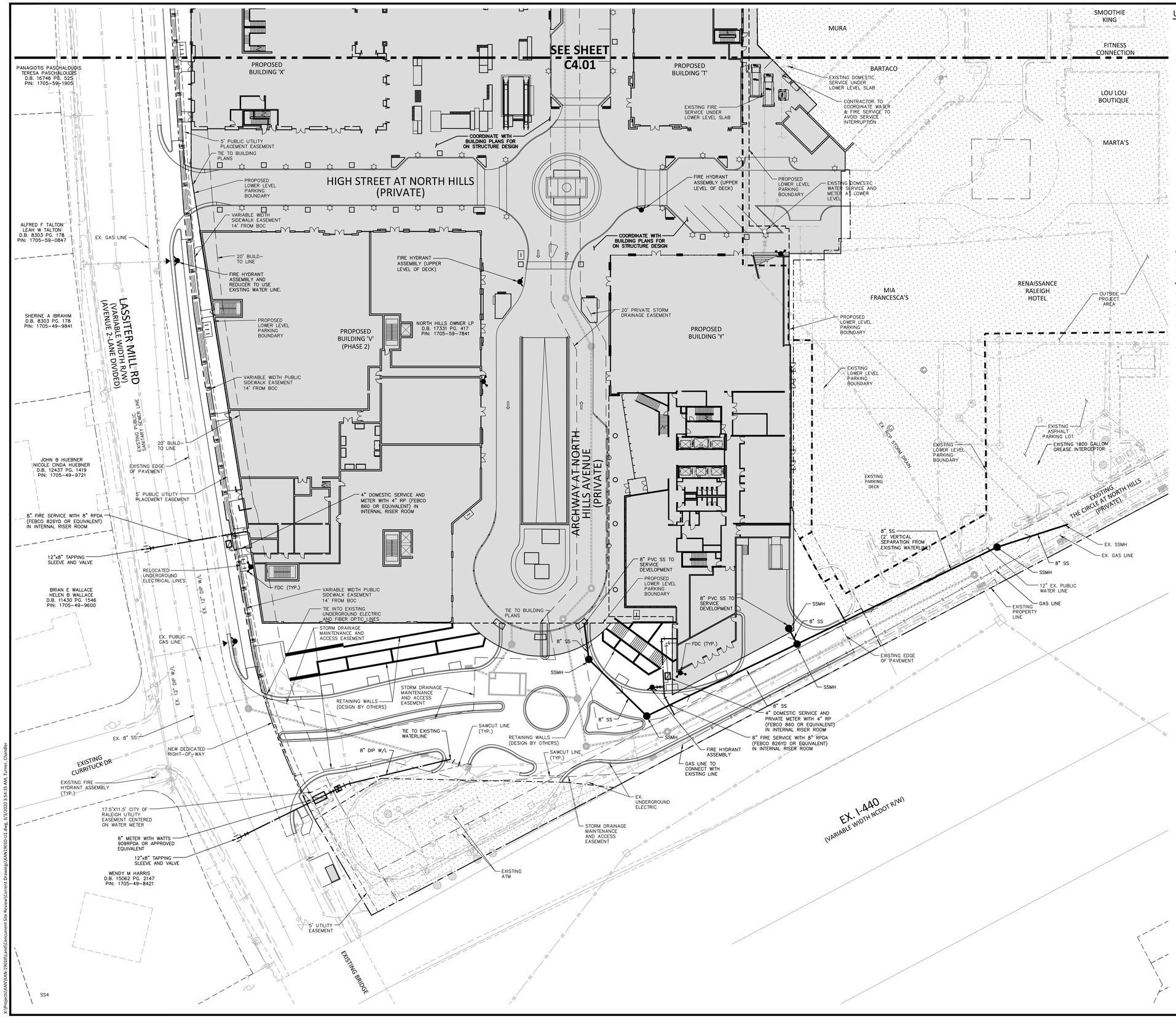

UTILITY LEGEND

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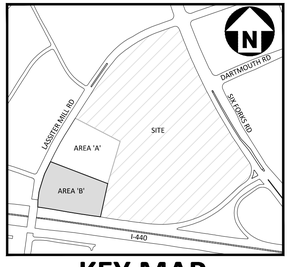
ALL GAS UTILITIES SHOWN ARE LOCATIONS ARE APPROXIMATE. CONTRACTOR TO COORDINATE WITH GAS COMPANY FOR LOCATION AND CONTINUED SERVICE THROUGHOUT PROJECT.



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UTILITY PLAN AREA 'B'

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D. Tree Quality Standards

1. General: Furnish nursery-grown plants true to genus, species, variety, cultivar, stem form, shearing, and other features indicated on drawings and complying with ANSI Z60.1, with healthy root systems developed by transplanting or root pruning and a visible root flare. Provide well-shaped, fully branched, healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and disfigurement.
2. Trees with multiple leaders, unless specified, will be rejected. Trees with damaged or crooked leaders, bark abrasions, sunscald, disfiguring knots, insect damage, or cuts on limbs over 1/2 in. in diameter that are not completely closed, or

6. Label each plant of each variety and caliper with a securely attached, waterproof tag bearing legible designation of botanical and common name. Include nomenclature for hybrid, variety, or cultivar, if applicable.
7. When more than one plant of any species is planted, all plant material shall be uniform in size and shape when possible. All plant material shall have full form with even-spaced branching. One-sided plants or tight row plants are not acceptable if the growth habit is adversely affected.
8. **Tree and Shrub Measurements**
   a. Measure according to ANSI Z60.1 with branches and trunks or canes in their normal position. Do not prune to obtain required sizes.
   b. **Installation size for right of way trees**
      1. Shade trees shall be a minimum of 3" caliper and 10' tall.
      2. Understory trees shall be a minimum of 1.5" caliper for single stem and 6' tall for both single and multi-stemmed trees.
9. **Balled and Burlapped (B&B), Container and Bare Root Plant Materials**
   a. Trees designated B&B shall be properly dug with firm, natural balls of soil with ball size not less than diameter and depth recommended by ANSI Z60.1 for type and size of tree, retaining as many fibrous roots as possible. Balls shall be firmly wrapped with

root flare more than 2" below surface of root ball will be rejected.

3. **Species Selection**
   a. Selected tree species shall be of a cultivar that is superior in form and disease resistance. Preference will be given to street trees grown specifically for urban conditions.
   b. Exotic invasive species are not permitted.
   c. Large maturing species are not permitted under overhead power lines.
   d. All species selections shall be reviewed by the Urban Forester or designee.
   e. Species diversity is encouraged to improve overall urban forest health (Table 2).
   f. All plant material and installation work shall conform to the standards detailed in Appendix B and C and the American National Standards for Tree Care Operations, ANSI A300 and Nursery Stock, ANSI Z60.1.
4. All plant material shall be free of all pests, diseases, and cankers, in healthy condition, and free of mechanical damage at the time of planting as determined by Urban Forestry staff.
5. Provide plants of sizes, grades, and ball or container sizes complying with ANSI Z60.1 for types and form of plants required. Plants of larger size may be used if acceptable to Urban Forester, with a proportionate increase in size of roots or balls.

biodegradable burlap and secured with nails as recommended by ANSI Z60.1.

   b. **The root flare shall be apparent at the surface of the root ball, or the contractor will be responsible for removing excess soil from the top of the root ball in order to establish the correct grade.** Trees shall be rejected if the root flare has been buried long enough for the stem to sprout adventitious roots. Trees with loose, broken, processed, or manufactured root balls will not be accepted.
   c. Container-Grown Stock shall be healthy, vigorous, well-rooted exterior plants grown in a container with well-established root system reaching sides of container and maintaining a firm ball when removed from container. The root flare shall be apparent at surface of ball, or the contractor will be responsible for removing excess soil from the top of the root ball in order to establish the correct grade. Container shall be rigid enough to hold ball shape and protect root mass during shipping and be sized according to ANSI Z60.1 for kind, type, and size of exterior plant required.
   d. Bare root material shall be grown in the ground in the nursery without artificial root restriction devices, such as containers or fabric bags, under favorable growing conditions and which have received the proper cultural treatment to develop a well-branched root system. After harvest, the soil is removed from the roots.

10. **Delivery, Storage and Handling**

   a. Do not prune trees and shrubs before delivery. Protect bark, branches, and root systems from sun scald, drying, sweating, whipping, and other handling and tying damage. Do not bend or bind-tie trees or shrubs in such a manner as to destroy their natural shape. Provide protective covering of exterior plants during delivery. Do not drop exterior plants during delivery.
   b. Handle planting stock by root ball. Heavier material shall be handled with straps on the root ball and appropriate equipment such as a small skid steer loader.
   c. Deliver bare-root stock plants freshly dug. Immediately after digging up bare-root stock, pack root system in wet straw, hay, or other suitable material to keep root system moist until planting.
   d. Deliver exterior plants after preparations for planting have been completed and install immediately. If planting is delayed more than six hours after delivery, set exterior plants in their appropriate aspect (sun, filtered sun, or shade), protect from weather and mechanical damage, and keep roots moist.
      i. Set balled stock on ground and cover ball with soil, peat moss, sawdust, or other acceptable material.
      ii. Do not remove container-grown stock from containers before time of planting.
      iii. Water root systems of exterior plants stored on-site with a fine-mist spray. Water as often as necessary to maintain root systems in a moist, but not overly-wet condition.
      iv. Heel-in bare-root stock. Soak roots that are in dry condition in water for two hours. Reject dried-out plants.

11. **Nursery**
   a. Plants shall be grown within one cold hardiness zone of the project site.
   b. Provide digital photos from the nursery with height identified for review by the Urban Forester or designee prior to digging or shipping. All trees shall also be reviewed and approved prior to installation either at place of purchase, nursery, holding yard or work site by the Urban Forester or designee.

12. **Observation and Rejection**
   a. Urban Forester or designee shall observe trees and shrubs at place of purchase, nursery holding yard, or at site before planting for compliance with requirements for genus, species, variety, size, and quality. Urban Forester retains right to observe trees further for size and condition of balls and root systems, insects, injuries, and latent defects and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from Project site.

13. **Substitutions**
   a. Requests for substitution for the listed plant material must be made to the Urban Forester in writing. The request shall include a minimum of 5 nurseries attempted for location and contact information. Substitutions will be considered if the listed material cannot be located or confirmed by known suppliers. Plant suppliers must be researched and located prior to submittal. If plant material substitutions are to be made after award of the contract or permit, the substitution must be of similar growth habit, form, and characteristics; similar in specified size; and equal in price and subject to approval or rejection by the Urban Forester.
   b. If for any reason trees cannot be installed according to the plans a request shall be made to the Urban Forester in writing. The Contractor shall inform the city and alternate planting locations shall be selected for approval by the Urban Forester.

E. Tree Planting Standards

1. **Detailed Tree Specifications** Appendix B
   a. Tree Planting
   b. Urban Tree Planting
   c. Tree Grate
   d. Tree Protection Fence

2. **Linear Spacing and Location**
   a. Street trees shall be planted 40' on center unless otherwise specified in the Unified Development Ordinance or NeighborWoods program.
   b. **No large maturing trees shall be planted beneath overhead power lines.**
   c. **Grouped Plantings**
      1. Grouping trees wherever possible and designing tree pits or mulch areas that allow shared root space provides a number of benefits to the health and longevity of urban trees. Designs that group trees are favored over individual plantings.

3. **Execution**
   a. **Tree and Shrub excavation**
      1. Planting hole: Excavate circular pits with sides sloped inward. Trim base leaving center area raised slightly to support root ball and assist in drainage. Do not further disturb base. Scarify sides of plant pit smeared or smoothed during excavation.
      2. Excavate approximately three times as wide as ball diameter for all plant material.
      3. Planting holes shall be no deeper than the root flare of the tree or plant which shall be installed **at grade**, a maximum of 2 inches above grade, and never below grade.
      4. Soil removed from excavations may be used as backfill provided it meets the specified planting soil mix requirements.
      5. Obstructions: Notify Urban Forester if unexpected rock or obstructions detrimental to trees or shrubs are encountered in excavations.
      6. Drainage: Planting holes not associated with a drain system shall drain fully within a 12 hour period. Notify Urban Forester if subsoil conditions evidence unexpected water seepage or retention in tree or shrub pits.

   b. **Tree and Shrub Planting**
      1. Ball and Burlap
         a. Set balled and burlapped stock plumb and in center of pit or trench with root flare **at grade**, a maximum of 2 inches above adjacent finish grades, and never below grade. **Do not maneuver by trunk. Handle by root ball only.**
         b. Remove burlap and wire baskets from the top ½ of root ball, cut off and discard from hole, but do not remove from under root balls. Remove pallets, if any, before setting. Do not use planting stock if root ball is cracked or broken before or during planting operation.
         c. Place planting soil mix around root ball in layers, tamping gently to settle mix and eliminate voids and air pockets. When pit is approximately one-half backfilled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed. Water again after placing and tamping final layer of planting soil mix.
      2. Container
         a. Set container-grown stock plumb and in center of pit or trench with root flare at grade, a maximum of 2 inches above adjacent finish grades, and never below grade. **Do not maneuver by trunk. Handle by root ball only.**
         b. Carefully remove root ball from container without damaging root ball or plant. Gently loosen the roots and cut any girdling roots in at least two places.
         c. Place planting soil mix around root ball in layers, tamping to settle mix and eliminate voids and air pockets. When pit is approximately one-half backfilled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed. Water again after placing and tamping final layer of planting soil mix.
      3. Bare Root
         a. Follow the method for container planting. Staking required.

   c. **Trees in sidewalks, pits, grates and tree lawns**

Table 1. Guidelines for Proximity from Center of Tree to Infrastructure

Minimum Distance from Walks, Curbs and Utilities	
Sidewalk	2'
Back of curb	2'
Driveways	10'
Structures	10'
Manholes and catch basins	10'
Fire hydrants	10'
Water meters and other utility boxes	5'
Traffic signs	10'
Stop signs	30'
Light poles	20'
Other trees	15'

Table 1. Continued
Buried Utility Lines that Traverse the Planting Strip

Water & sewer	10'
Sewer easements	Planting prohibited
All other services	10'

   a. **Tree grates**
      a. 4' x 6' gray iron, ADA compliant
      b. Tree grates shall have a provision for trunk expansion of the tree, such as pop out concentric rings in the grate around the trunk.
      c. No utilities or electrical conduits are permitted within the tree pit or grate. Utilities may run below and through the subsurface root expansion infrastructure.
   b. Trees shall be centered in the pit.
   c. Tree pits shall accommodate a depth of 3' of planting soil.
   d. High quality planting soil shall be used in the pit directly below the grate.
   e. Drainage shall be provided.

   d. **Tree Lawn**
      1. Minimum 6 feet wide tree lawn.
      2. Tree centered in area.
      3. No utilities or electrical conduits are permitted within the tree pit or grate. Utilities may run below and through the subsurface root expansion infrastructure.
      4. 600 cubic feet of organic soil in the immediate area where tree is to be placed.

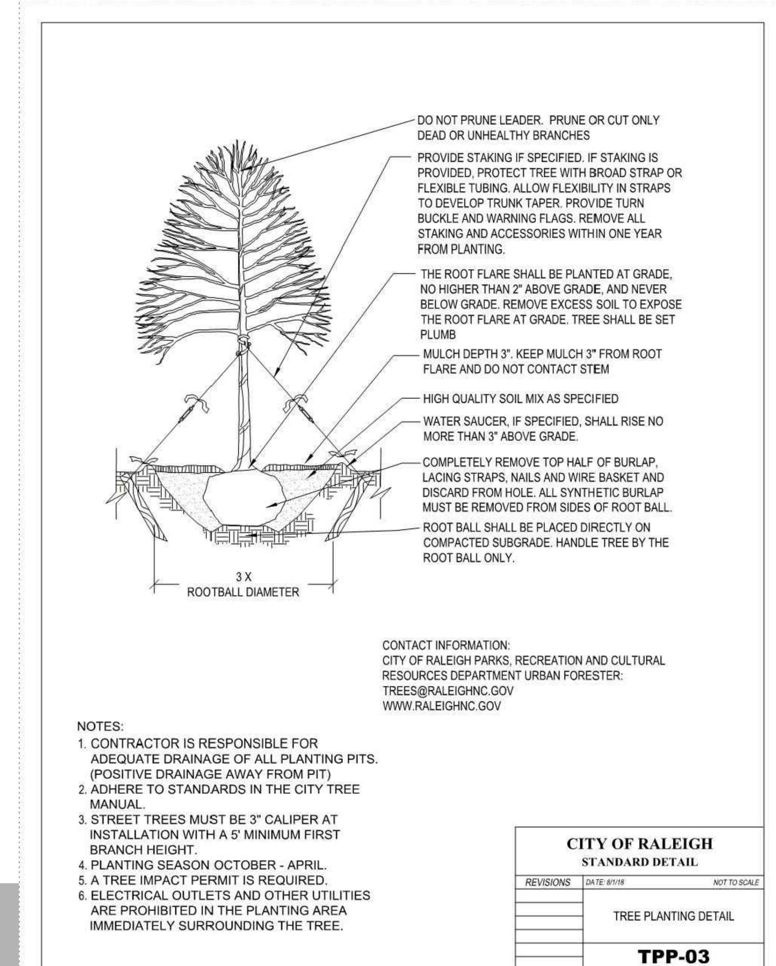
      Urban Forester review required. Designs that group trees and connect root spaces will be favored as well as the introduction of LID materials and technology.

   f. **Organic Mulching**
      1. Apply 3 inch average thickness of organic mulch extending 12 inches beyond edge of planting pit or trench. Do not place mulch within 3 inches of trunks or stems. Root flare shall be visible at base of all plant material.
      2. Mulch shall be the responsibility of the adjacent property owner to refresh as needed and keep free of debris and trash.

   g. **Soil**
      1. Backfill directly in tree pit or planting area shall be high quality top soil suitable for successful growth.
      2. If soil on site is suitable it may be mixed at a rate of 50% with high quality top soil.
      3. Soil must be free of subsoil, hard clods, stone, residues or undesirable materials, sticks, weed seed and uniform in quality.
      4. The Urban Forester or designee may reject unsuitable soil.

   e. **Required Subsurface Root Expansion**
      1. High quality top soil or structural soil shall be used to accomplish the soil volume requirement.
      2. Require **minimum 600 cubic feet**. Select one or more options below (Appendix C specifications).
         a. Structural Soil
         b. Subsurface Soil containment structure
         c. Root pathways
            1. Use in areas only where connections to available soil space achieves the 600 cubic feet requirement.
            2. 6 paths from each tree, 20' minimum extension for each path. Connect to adjacent pit path.
            3. When root expansion paths extend under the sidewalk ensure minimum density requirements are met.
         d. Suspended pavement
         e. Exceptions and design alternatives are encouraged to achieve soil volume:

   h. **Guying and Staking**
      1. Do not stake unless the tree becomes unstable or it is a high wind area.
      2. Remove all staking material after 1 year.
      3. Leave slight slack in tie to promote trunk taper.
      4. Upright Staking and Tying: When required use a minimum of 3 stakes. Set vertical stakes and space to avoid penetrating root balls or root masses. Support trees with two strands of tie wire encased in hose sections or arborist tape at contact points with tree trunk. Allow enough slack to avoid rigid restraint of tree. Space stakes equally around trees and attach flags to each guy wire for visibility.



DECIDUOUS TREE DETAIL 1
N.T.S.

SITE LEGEND

- EXISTING TREE TO REMAIN
- PROPOSED SHADE TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED LIGHT FIXTURES
- TURFGRASS

NOTE:
1. SEE SHEET LS-01 FOR PLANT SPECIFICATIONS & QUANTITIES.

SEE SHEET CIVIL DOCUMENTS FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE, AND UTILITY NOTES.

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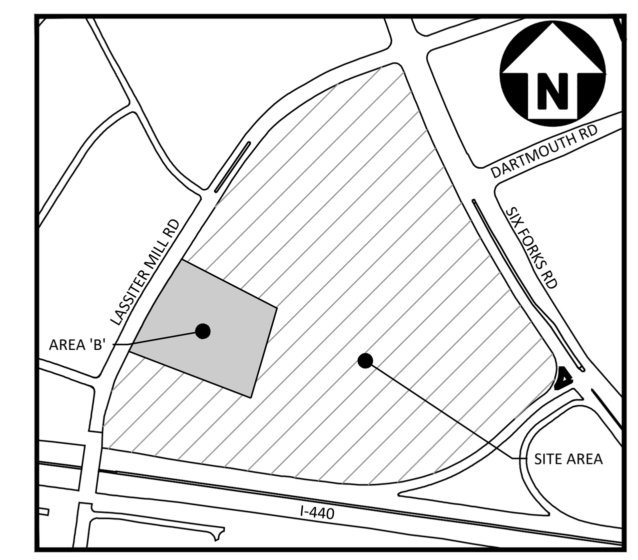
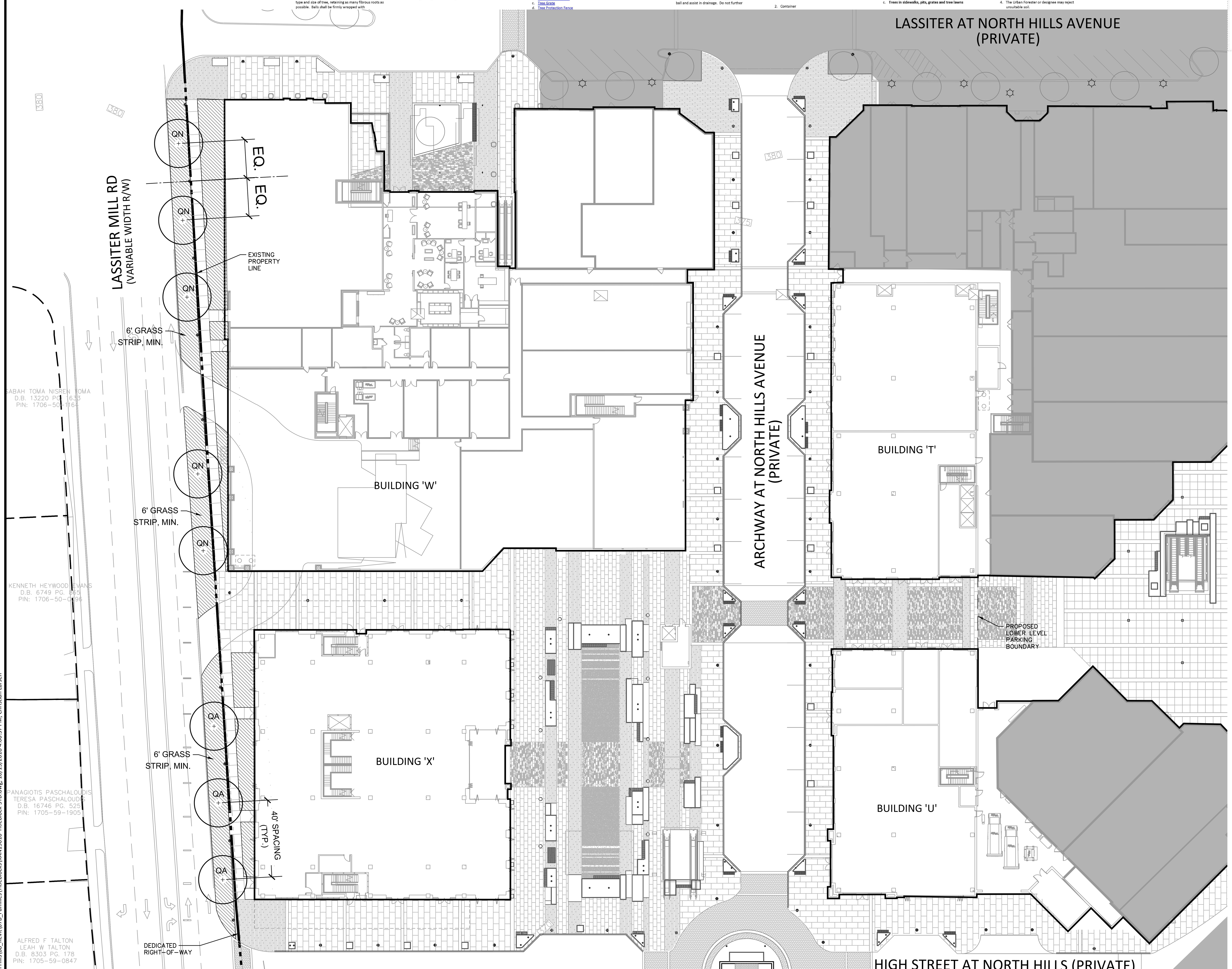


VICINITY MAP
N.T.S.



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PLANT SCHEDULE | LS.01 & LS.02

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
SHADE TREES					
3	AF	Acer saccharum 'Fall Fiesta' / Fall Fiesta Sugar Maple	3" Cal.	B&B	Strong Central Leader, Matched Full, Clear Trunk to 6' Ht.
4	AG	Acer saccharum 'Green Mountain' / Green Mountain Sugar Maple	3" Cal.	B&B	Strong Central Leader, Matched Full, Clear Trunk to 6' Ht.
1	LT	Liriodendron tulipifera 'Fastigiatum' / Columnar Tuliptree	3" Cal.	B&B	Strong Central Leader, Matched Full Crown
3	NS	Nyssa sylvatica / Blackgum	2.5" Cal.	B&B	Strong Central Leader, Full Crown Do Not Fall Dig
3	QA	Quercus alba / White Oak	3" Cal.	B&B	Strong Central Leader, Matched Full, Clear Trunk to 6' Ht.
7	QC	Quercus coccinea / Scarlet oak	3" Cal.	B&B	Strong Central Leader, Matched Full, Clear Trunk to 6' Ht.
5	QN	Quercus nuttallii / Nuttall Oak	3" Cal.	B&B	Strong Central Leader, Matched Full, Clear Trunk to 6' Ht.
3	QP	Quercus phellos Hightower 'QPSTA' / Hightower Willow Oak	3" Cal.	B&B	Strong Central Leader, Matched Full, Clear Trunk to 6' Ht.
ORNAMENTAL TREES					
3	ME	Magnolia x 'Elizabeth' / Elizabeth Magnolia	8' Ht.	B&B	Multi-Stem, 3 Canes Full Crown
4	CC	Cercis canadensis / Eastern Redbud	8' Ht.	B&B	Multi-Stem, 3-5 Canes Full Crown

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DUDA | PAINE ARCHITECTS
CLINE DESIGN

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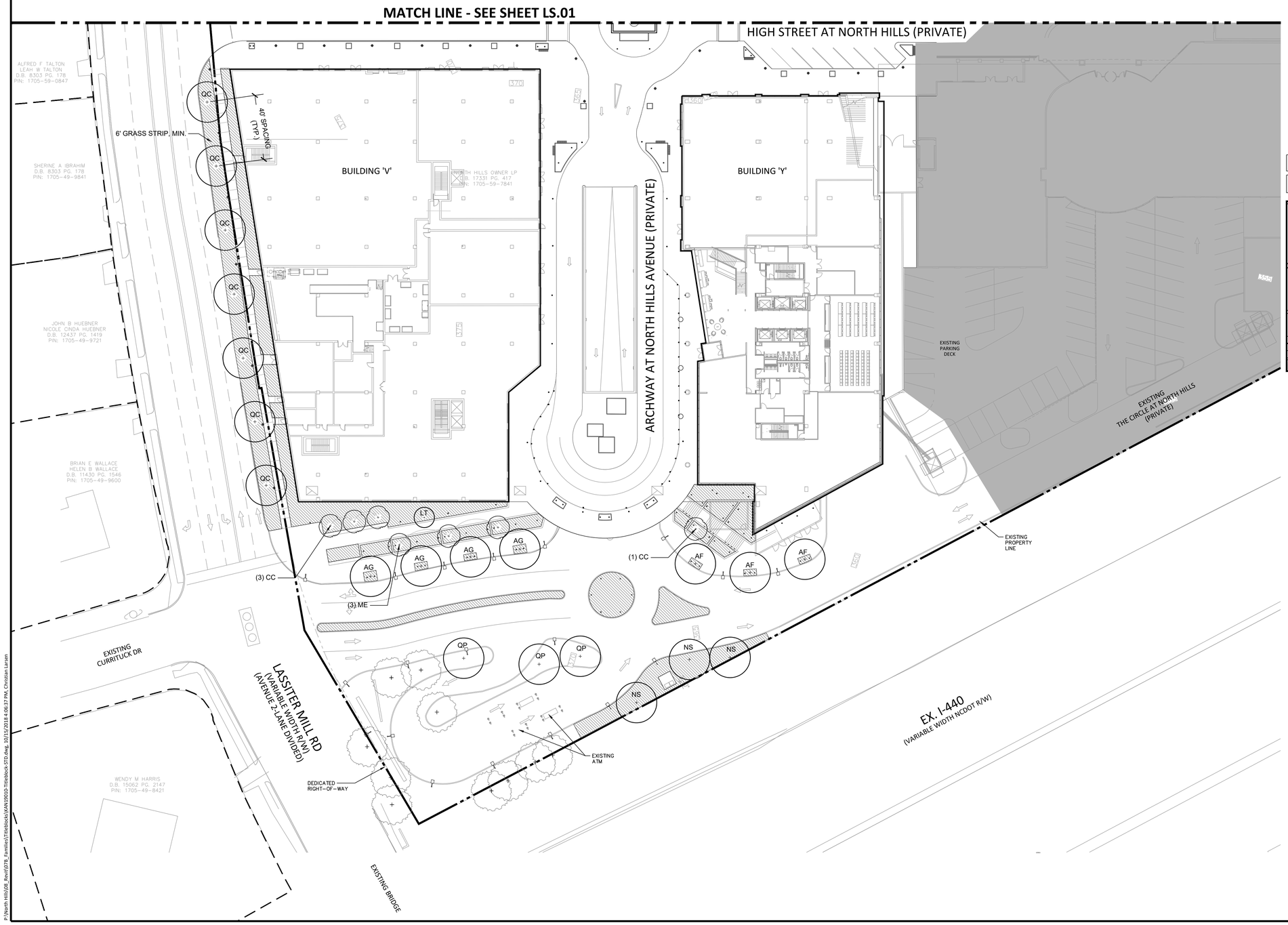
DRAWN BY	CO
SCALE	1" = 30'-0"
DATE	08. 09. 2019

SHEET

LANDSCAPE PLAN
AREA 'A'
LS.01



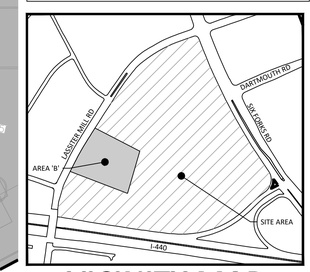
SITE LEGEND

- EXISTING TREE TO REMAIN
- PROPOSED SHADE TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED LIGHT FIXTURES
- TURFGRASS

NOTE:
1. SEE SHEET LS-01 FOR PLANT SPECIFICATIONS & QUANTITIES.

SEE SHEET CIVIL DOCUMENTS FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE, AND UTILITY NOTES.

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



VICINITY MAP
N.T.S.

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CLINE DESIGN

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

NORTH HILLS EXPANSION

ADMINISTRATIVE SITE REVIEW
RALEIGH, NORTH CAROLINA

REVISIONS

NO.	DATE
1	2019-12-17-1st CITY OF RALEIGH REVIEW COMMENTS
2	2020-03-03-2nd CITY OF RALEIGH REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO.	KAN-19010
FILENAME	KAN19010-Titleblock-STD
CHECKED BY	JM
DRAWN BY	CO
SCALE	1" = 30'-0"
DATE	08. 09. 2019

SHEET

LANDSCAPE PLAN
AREA 'B'
LS.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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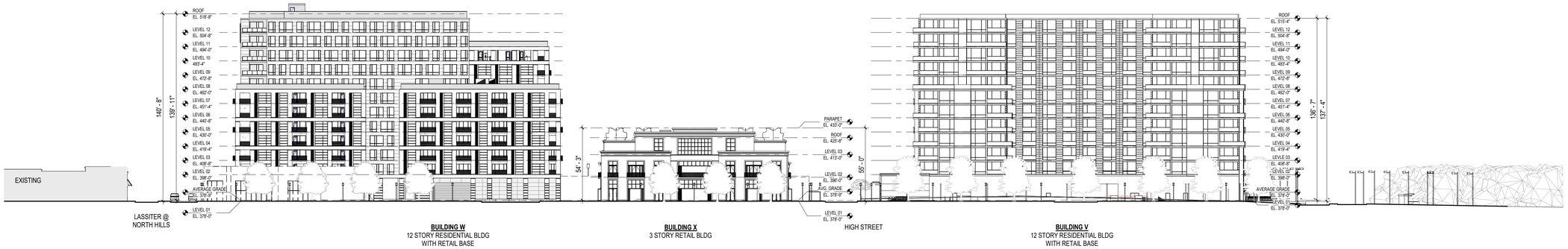
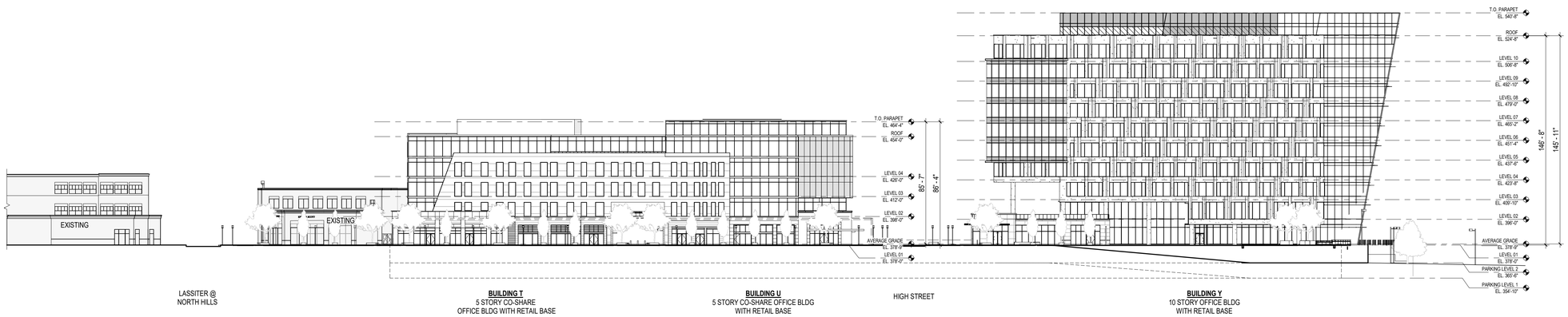
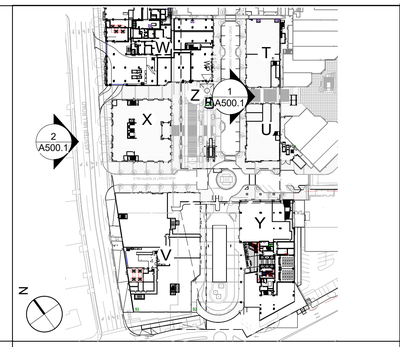


NORTHWEST ELEVATION FROM LASSITER MILL RD
1" = 40'-0"
2



NORTHWEST ELEVATION AT ARCHWAY AT NORTH HILLS
1" = 40'-0"
1



KEY PLAN

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DRAWN BY	CL
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SHEET

COMPOSITE SITE ELEVATIONS

A500.1

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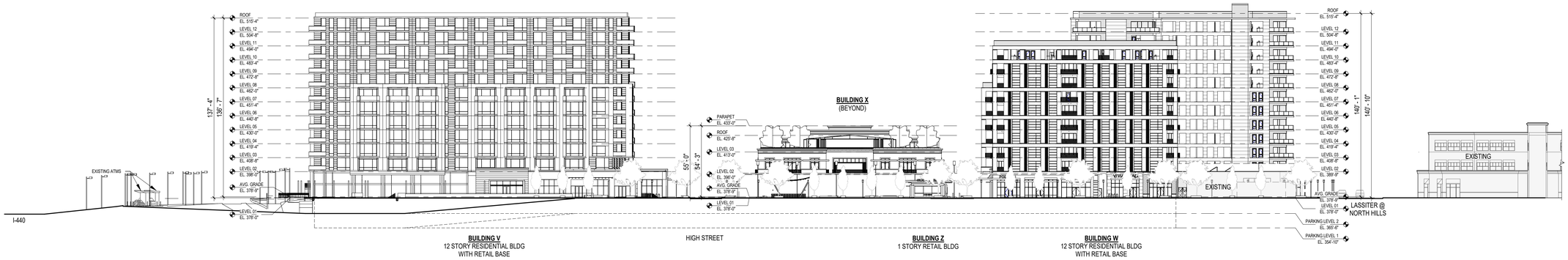
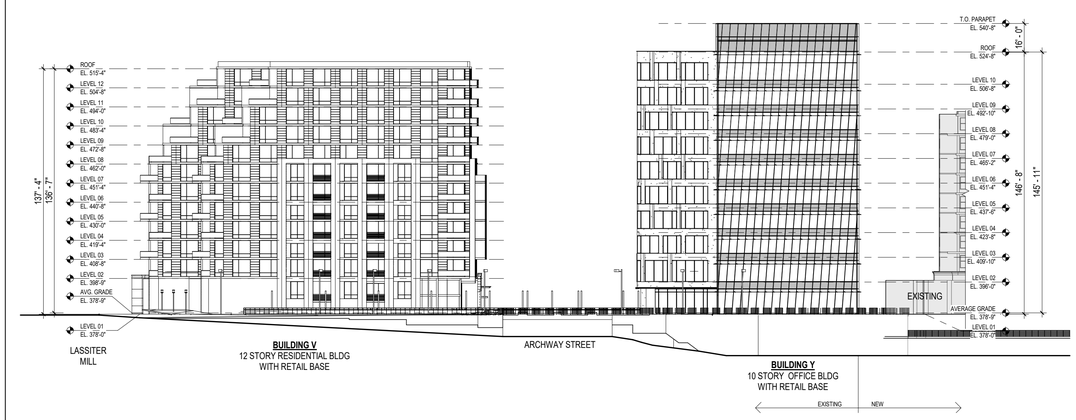
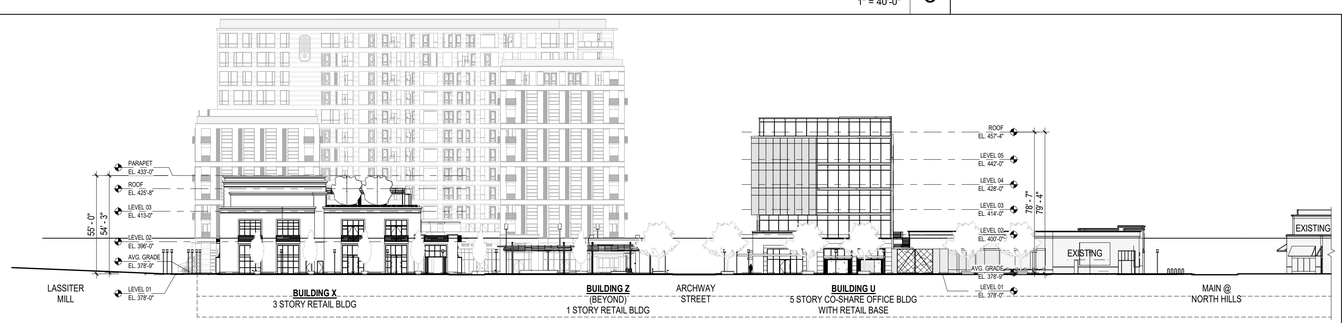


SITE SOUTHEAST ELEVATION AT ARCHWAY AT NORTH HILLS DRIVE
1" = 40'-0"
4

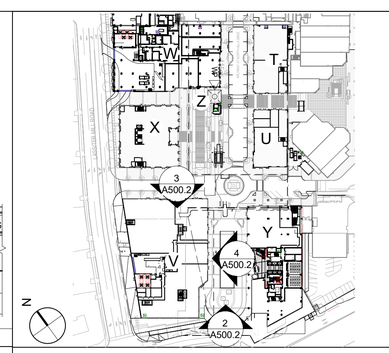
NORTHEAST ELEVATION AT HIGH STREET
1" = 40'-0"
3



SITE SOUTHWEST ELEVATION AT MAIN RES. & OFFICE BUILDINGS
1" = 40'-0"
2



SITE SOUTHWEST ELEVATION AT HIGH STREET
1" = 40'-0"
1



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SHEET

COMPOSITE SITE ELEVATIONS

A500.2

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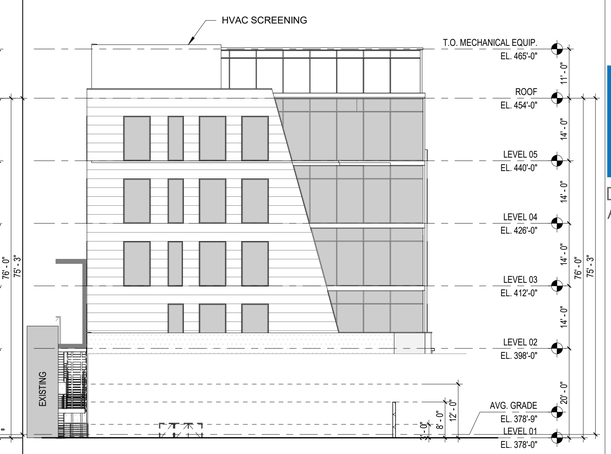
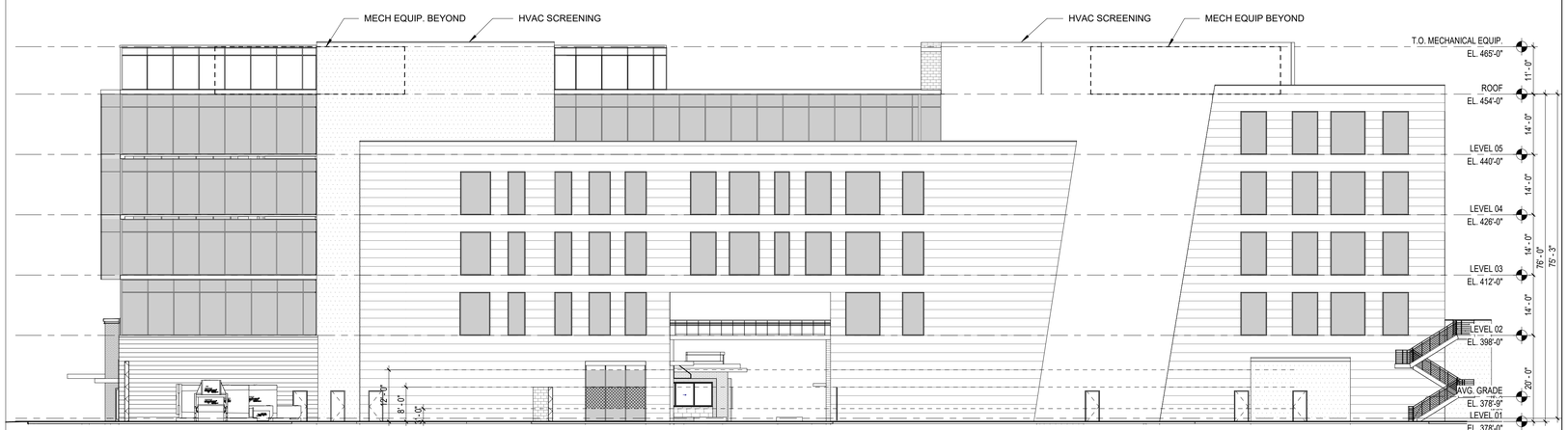
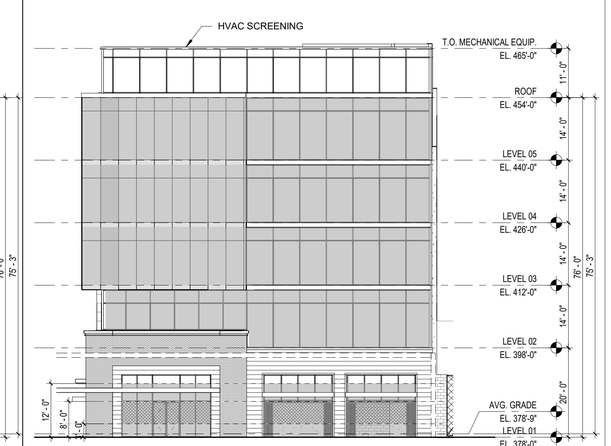
NORTHWEST 4
1/16" = 1'-0"



NORTHEAST 3
1/16" = 1'-0"



SOUTHEAST 2
1/16" = 1'-0"



SOUTHWEST 1
1/16" = 1'-0"

NORTHWEST FACADE

LEVEL	TOTAL AREA	OVERALL TRANSPARENCY	
		REQUIRED	PROVIDED
1	3411	N/A	2194
2	3944	N/A	1798
3	4362	N/A	2394
4	4362	N/A	2461
5	4358	N/A	3851

NORTHEAST FACADE

LEVEL	TOTAL AREA	OVERALL TRANSPARENCY	
		REQUIRED	PROVIDED
1	927	N/A	N/A
2	1058	N/A	292
3	1058	N/A	517
4	1058	N/A	570
5	1058	N/A	651

SOUTHEAST FACADE

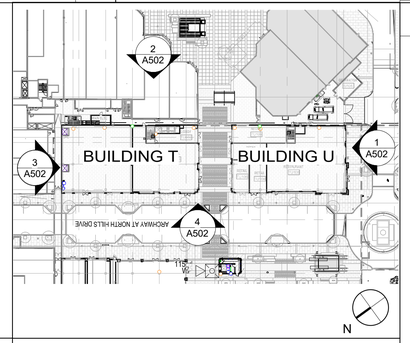
LEVEL	TOTAL AREA	OVERALL TRANSPARENCY	
		REQUIRED	PROVIDED
1	3411	N/A	168
2	3988	N/A	1227
3	4360	N/A	1508
4	4360	N/A	1509
5	4360	N/A	1940

SOUTHWEST FACADE

LEVEL	TOTAL AREA	OVERALL TRANSPARENCY	
		REQUIRED	PROVIDED
1	1029	N/A	561
2	1079	N/A	818
3	1012	N/A	1015
4	1012	N/A	1015
5	1012	N/A	1093

	3'-8' TRANSPARENCY	
	REQUIRED	PROVIDED
NORTHWEST	N/A	991
NORTHEAST	N/A	N/A
SOUTHEAST	N/A	70
SOUTHWEST	N/A	255

NOTE:
ALL GROUND STORY NON-SPANDREL GLASS TO BE GREATER THAN 80% TRANSPARENT AND LESS THAN 15% EXTERNAL REFLECTANCE.



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SHEET

ELEVATIONS BUILDING T&U

A502

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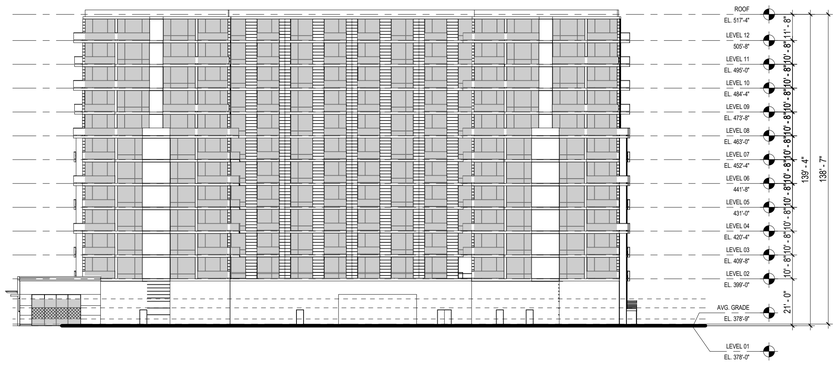
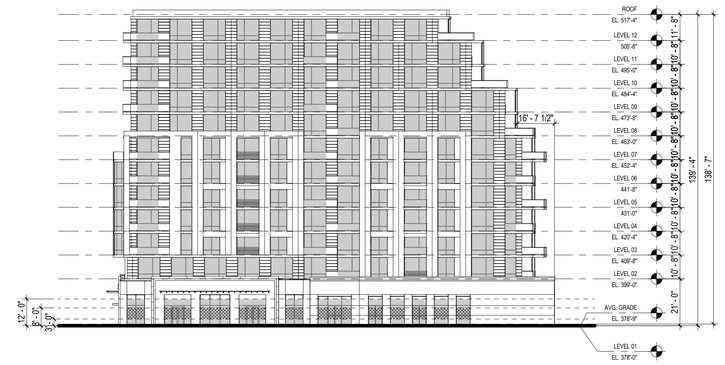
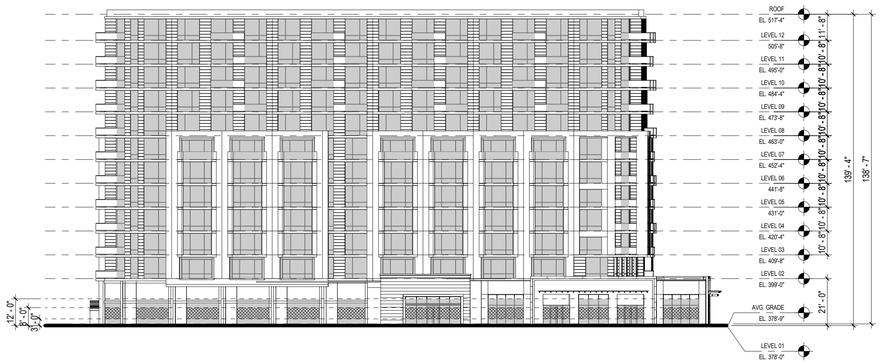


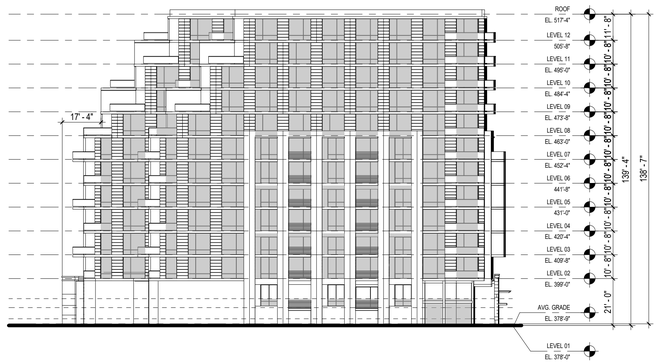
NORTHWEST
1/32" = 1'-0"
4



NORTHEAST
1/32" = 1'-0"
3



SOUTHEAST
1/32" = 1'-0"
2



SOUTHWEST
1/32" = 1'-0"
1

NORTHWEST FACADE			
LEVEL	TOTAL AREA	OVERALL TRANSPARENCY	
		REQUIRED	PROVIDED
1	3270	1635	0
2	2624	524	1592
3-7	2624	524	1665
8-12	2581	516	1791

NORTHEAST FACADE			
LEVEL	TOTAL AREA	OVERALL TRANSPARENCY	
		REQUIRED	PROVIDED
1	2341	N/A	1202
2	1962	N/A	978
3, 5	2016	N/A	918
4, 6,	2016	N/A	1001
7	2016	N/A	959
8	1840	N/A	893
9	1840	N/A	1058
10-11	1680	N/A	963
12	1668	N/A	868

SOUTHEAST FACADE			
LEVEL	TOTAL AREA	OVERALL TRANSPARENCY	
		REQUIRED	PROVIDED
1	3276	N/A	1992
2	2634	N/A	1344
3, 5	2634	N/A	1255
4, 6,	2634	N/A	1272
7	2565	N/A	1467
8	2565	N/A	1231
9-12	2565	N/A	1491

SOUTHWEST FACADE			
LEVEL	TOTAL AREA	OVERALL TRANSPARENCY	
		REQUIRED	PROVIDED
1	2204	N/A	376
2	1642	N/A	915
3-7	1702	N/A	915
8	1519	N/A	867
9, 10	1352	N/A	770
11, 12	1192	N/A	673

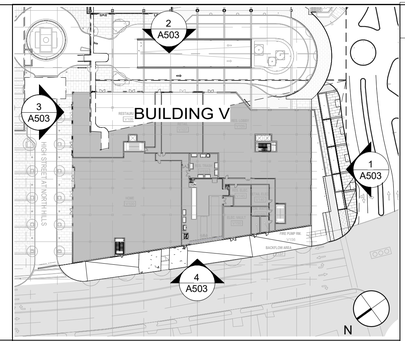
ELIGIBLE TRANSPARENCY

3'-8' TRANSPARENCY

SPANDREL GLASS

	3'-8' TRANSPARENCY	
	REQUIRED	PROVIDED
NORTHWEST	817	0
NORTHEAST	N/A	501
SOUTHEAST	N/A	859
SOUTHWEST	N/A	N/A

NOTE:
ALL GROUND STORY NON-SPANDREL GLASS TO BE GREATER THAN 80% TRANSPARENT AND LESS THAN 15% EXTERNAL REFLECTANCE.



KEY PLAN

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SHEET

ELEVATIONS BUILDING V

A503

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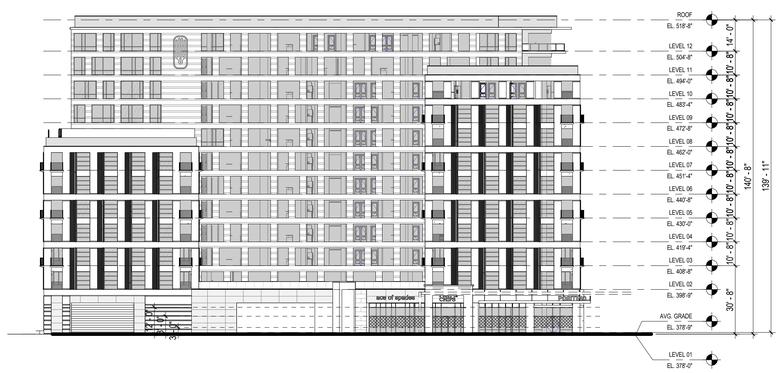
NORTHWEST
1/32" = 1'-0"
4

NORTHEAST
1/32" = 1'-0"
3

SOUTHEAST
1/32" = 1'-0"
2



SOUTHWEST
1/32" = 1'-0"
1

NORTHWEST FACADE			
LEVEL	TOTAL AREA	OVERALL TRANSPARENCY	
		REQUIRED	PROVIDED
1	2966	1483	765
2-7	2597	519	1104
8	2396	479	545
9-10	2281	456	1186
11	1909	381	920
12	2219	443	920

NORTHEAST FACADE			
LEVEL	TOTAL AREA	OVERALL TRANSPARENCY	
		REQUIRED	PROVIDED
1	1683	N/A	1086
2	2560	N/A	1152
3-7	2560	N/A	1179
8	2473	N/A	1033
9-10	2427	N/A	1097
11	2408	N/A	996
12	2992	N/A	1096

SOUTHEAST FACADE			
LEVEL	TOTAL AREA	OVERALL TRANSPARENCY	
		REQUIRED	PROVIDED
1	1889	N/A	1264
2	2422	N/A	1013
3-7	2422	N/A	1056
8-10	2281	N/A	1006
11	1691	N/A	590
12	2219	N/A	777

SOUTHWEST FACADE			
LEVEL	TOTAL AREA	OVERALL TRANSPARENCY	
		REQUIRED	PROVIDED
1	2909	N/A	930
2	2560	N/A	882
3-7	2560	N/A	1144
8	2471	N/A	872
9-10	2425	N/A	1112
11	2456	N/A	988
12	2927	N/A	1150

ELIGIBLE TRANSPARENCY

3'-8' TRANSPARENCY

SPANDREL GLASS

	3'-8' TRANSPARENCY	
	REQUIRED	PROVIDED
NORTHWEST	741	383
NORTHEAST	N/A	466
SOUTHEAST	N/A	516
SOUTHWEST	N/A	387

NOTE:
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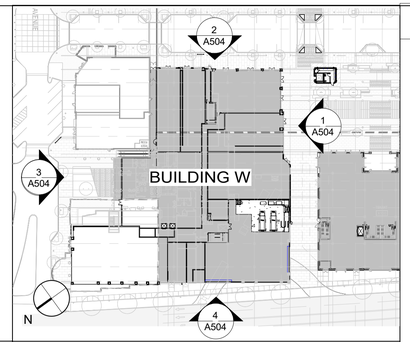

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ELEVATIONS BUILDING W

A504

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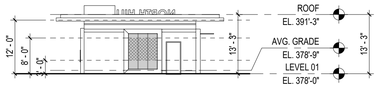
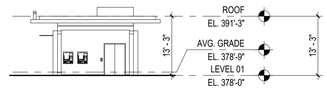
Z	3'-8' TRANSPARENCY	
	REQUIRED	PROVIDED
NORTHWEST	N/A	32
NORTHEAST	N/A	N/A
SOUTHEAST	N/A	90
SOUTHWEST	N/A	49

NORTHWEST FACADE - Z			
LEVEL	TOTAL AREA	OVERALL TRANSPARENCY	
		REQUIRED	PROVIDED
1	321	N/A	52



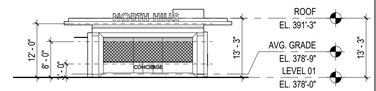
BUILDING Z - NORTHWEST 8
1/16" = 1'-0"

NORTHEAST FACADE - Z			
LEVEL	TOTAL AREA	OVERALL TRANSPARENCY	
		REQUIRED	PROVIDED
1	227	N/A	N/A



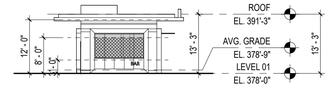
BUILDING Z - NORTHEAST 7
1/16" = 1'-0"

SOUTHEAST FACADE - Z			
LEVEL	TOTAL AREA	OVERALL TRANSPARENCY	
		REQUIRED	PROVIDED
1	321	N/A	110



BUILDING Z - SOUTHEAST 6
1/16" = 1'-0"

SOUTHWEST FACADE - Z			
LEVEL	TOTAL AREA	OVERALL TRANSPARENCY	
		REQUIRED	PROVIDED
1	227	N/A	59



BUILDING Z - SOUTHWEST 5
1/16" = 1'-0"

BUILDING X - NORTHWEST 4
1/16" = 1'-0"

BUILDING X - NORTHEAST 3
1/16" = 1'-0"

BUILDING X - SOUTHEAST 2
1/16" = 1'-0"

BUILDING X - SOUTHWEST 1
1/16" = 1'-0"

NORTHWEST FACADE - X			
LEVEL	TOTAL AREA	OVERALL TRANSPARENCY	
		REQUIRED	PROVIDED
1	1680	N/A	892
2	2380	N/A	892
3	1699	N/A	420

NORTHEAST FACADE - X			
LEVEL	TOTAL AREA	OVERALL TRANSPARENCY	
		REQUIRED	PROVIDED
1	1599	N/A	722
2	2380	N/A	576
3	1699	N/A	391

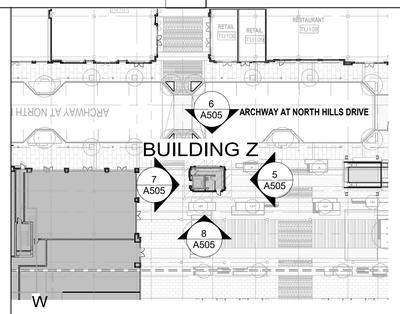
ELIGIBLE TRANSPARENCY
3'-8' TRANSPARENCY
SPANDREL GLASS

SOUTHEAST FACADE - X			
LEVEL	TOTAL AREA	OVERALL TRANSPARENCY	
		REQUIRED	PROVIDED
1	1685	N/A	1164
2	1946	N/A	741
3	1363	N/A	845

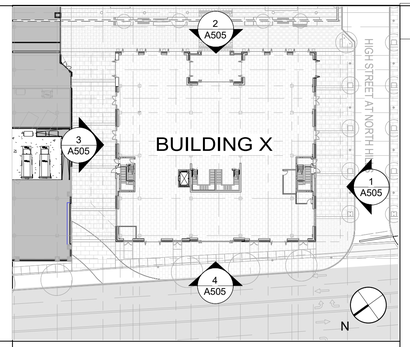
SOUTHWEST FACADE - X			
LEVEL	TOTAL AREA	OVERALL TRANSPARENCY	
		REQUIRED	PROVIDED
1	1596	N/A	720
2	1946	N/A	575
3	1363	N/A	390

X	3'-8' TRANSPARENCY	
	REQUIRED	PROVIDED
NORTHWEST	277	371
NORTHEAST	N/A	300
SOUTHEAST	N/A	485
SOUTHWEST	N/A	300

NOTE:
ALL GROUND STORY NON-SPANDREL GLASS TO BE GREATER THAN 80% TRANSPARENT AND LESS THAN 15% EXTERNAL REFLECTANCE.



KEY PLAN



KEY PLAN

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CLINE DESIGN

CLIENT
KANE REALTY CORPORATION
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SUITE 250
RALEIGH, NC 27609

NORTH HILLS EXPANSION
ADMINISTRATIVE SITE REVIEW
RALEIGH, NORTH CAROLINA

REVISIONS

NO.	DATE	
1	2019-12-17	1ST CITY OF RALEIGH REVIEW COMMENTS
2	2020-03-03	2ND CITY OF RALEIGH REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO.	KAN-19010
FILENAME	KAN19010-Titleblock-STD
CHECKED BY	JM
DRAWN BY	LD
SCALE	KR18880
DATE	08. 09. 2019

SHEET

ELEVATIONS - BUILDING X/Z

A505

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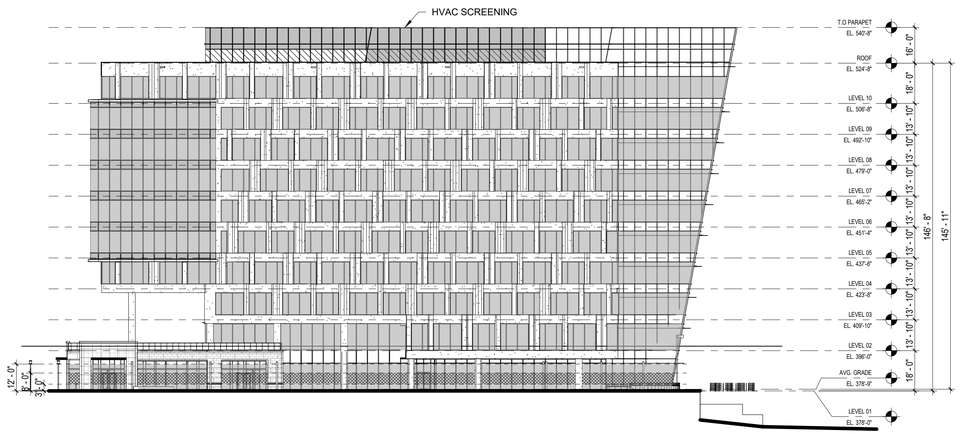
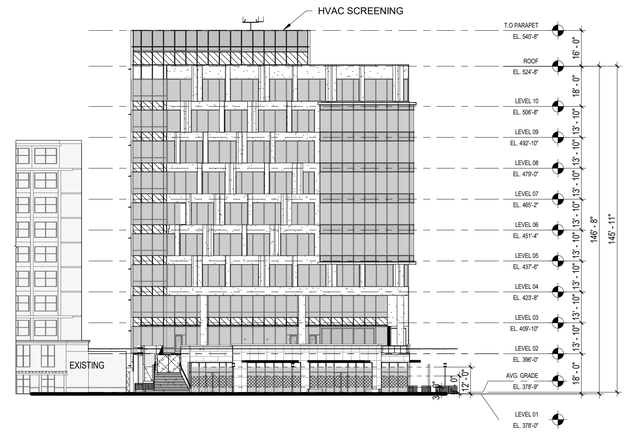
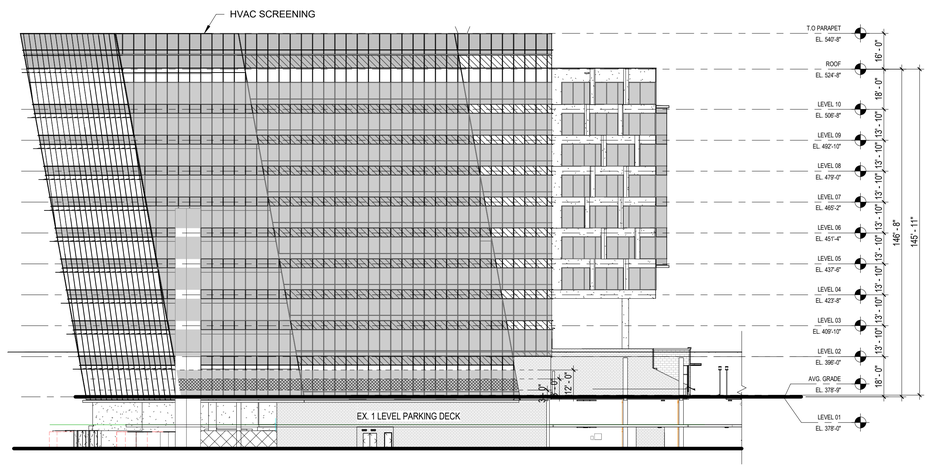


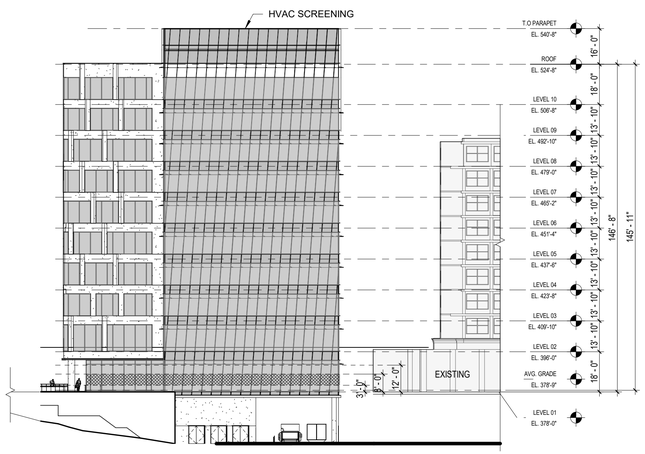
NORTHWEST 4
1/32" = 1'-0"



NORTHEAST 3
1/32" = 1'-0"



SOUTHEAST 2
1/32" = 1'-0"



SOUTHWEST 1
1/32" = 1'-0"

NORTHWEST FACADE			
LEVEL	TOTAL AREA	OVERALL TRANSPARENCY	
		REQUIRED	PROVIDED
1	3271	N/A	2822
2	3183	N/A	2074
3	3065	N/A	1716
4	3670	N/A	2135
5	3763	N/A	2277
6	3797	N/A	2304
7	3832	N/A	2351
8	3867	N/A	2377
9	3901	N/A	2402
10	5019	N/A	2285

NORTHEAST FACADE			
LEVEL	TOTAL AREA	OVERALL TRANSPARENCY	
		REQUIRED	PROVIDED
1	1483	N/A	991
2	1704	N/A	904
3	1722	N/A	1087
4	1724	N/A	983
5-9	1753	N/A	1104
10	2223	N/A	950

SOUTHEAST FACADE			
LEVEL	TOTAL AREA	OVERALL TRANSPARENCY	
		REQUIRED	PROVIDED
1	2748	N/A	1818
2	2357	N/A	2043
3	2394	N/A	1721
4	3069	N/A	2127
5	3171	N/A	2204
6	3201	N/A	2228
7	3251	N/A	2254
8	3272	N/A	2278
9	3348	N/A	2303
10	4252	N/A	2278

SOUTHWEST FACADE			
LEVEL	TOTAL AREA	OVERALL TRANSPARENCY	
		REQUIRED	PROVIDED
1	1405	N/A	1628
2	1713	N/A	1366
3	1713	N/A	1144
4-9	1713	N/A	1137
10	2200	N/A	1137

ELIGIBLE TRANSPARENCY

3'-8' TRANSPARENCY

SPANDREL GLASS

	3'-8' TRANSPARENCY	
	REQUIRED	PROVIDED
NORTHWEST	N/A	1158
NORTHEAST	N/A	413
SOUTHEAST	N/A	757
SOUTHWEST	N/A	567

NOTE:
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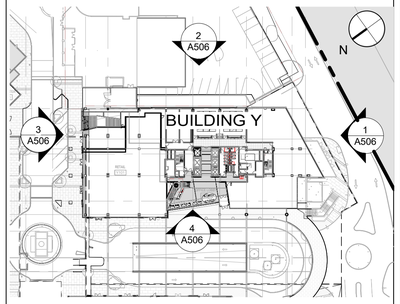

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