



Administrative Approval Action

Case File / Name: ASR-0091-2022
DSLCL - DS ENTERTAINMENT VENUE

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

LOCATION: This 4.81 acre site consisting of multiple parcels zoned CX-40-UL CU (Z-13-2020) and SHOD-2 is located on both the east and west sides of Spur Track Street (lots 15-18) and the northeast corner of the intersection of Centerline and Rigby Streets at 130 Penmarc Drive.

REQUEST: An entertainment venue building (Indoor recreation/convention center) with associated parking on adjacent lots along with associated infrastructure.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** SUB-0008-2021: DSLCL - Preliminary Subdivision/Preliminary Subdivision

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 16, 2023 by MCADAMS.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

☒ **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:

General

1. See sheet C2.01 - Clarify "overhead landing stair access" demonstrating compliance to 0'-6' side lot building setback. What is this specifically, and how does it comply with 0'-6' side lot line building setback (3.2.5 B and 1.5.4 D)-MW
2. Provide existing square footage charts demonstrating compliance to conditions number 8 and condition number 9 of Zoning condition Z-13-20. (see sheet C0.01)
3. Correct gross building square footage on cover sheet application as sheet C3.01 shows a building to be 35,500 square feet and application on cover sheet notes 75,400 square feet. Correct plan set.

Public Utilities

4. SPR-0135-2022 & RCMP-0207-2022 must be approved & recorded

Stormwater

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

Urban Forestry



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6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Cross Access Agreements Required
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☒ **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:

Engineering

1. A cross access agreement among the Lot 15 and Lot 16, same between Lot 17 and Lot 18 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

Public Utilities

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

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Public Utilities

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

Stormwater

2. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.



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Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along Water Works Street, 12 street trees with tree pits along Rigby Street, 6 street trees with tree pits along Centerline Street.

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

General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff
2. Install bike lanes on Water Works from Rigby St to Fayetteville St and on Fayetteville Street between Water Works St and Wilmington St.
3. · Provide multi-use path connection on north side of Water Works St from S Saunders St to Green St
Install bike lanes on Water Works from Rigby St to Fayetteville St and on Fayetteville Street between Water Works St and Wilmington St.}

Stormwater

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

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

3-Year Expiration Date: May 17, 2026

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

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has 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.



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I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 05/17/2023
Development Services Director/Designee
Staff Coordinator: Michael Walters

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Place, Suite 400 | Raleigh, NC 27601 | 919-996-2000



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case # _____ Planner (print) _____

Please review UDO Section 10.2.8, as amended by text change case TC-14-19 and TC-11-21 to determine the site plan tier. If assistance determining a Site Plan Tier is needed, a Site Plan Tier Verification request can be submitted online via the Portal and Development Code. (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan ☐ Tier Three Site Plan ☒

Building Type	Site Transaction History
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Subdivision case # _____
<input type="checkbox"/> Apartment	<input type="checkbox"/> Subsequent plan case # _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Certificate of Appropriateness # _____
	<input type="checkbox"/> Board of Adjustment # _____
	<input type="checkbox"/> Zoning Case # _____
	<input type="checkbox"/> Administrative Alternate # _____

GENERAL INFORMATION

Development name: Downtown South Music Venue

Inside City limits? Yes ☒ No ☐

Property address(es): 130 Penmarc Drive

Site P.I.N.(s): 1703 50 2802

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

Site work for a new entertainment venue building

Current Property Owner/Developer Contact Name:

NOTE: please attach purchase agreement when submitting this form.

Company DTS Land Class 1 LLC Title: Stephen Malik, Managing Member

Address: c/o Kane Realty, 4321 Lassiter at North Hills Ave., Raleigh, NC 27609

Phone # 919-729-2686 Email: landracio@kanerealtycorp.com

Applicant Name: Andy Padak, PE, Group Manager

Company McAdams Address: One Glenwood Ave., Suite 201, Raleigh, NC 27603

Phone # 919-475-5514 Email: padak@mcadamsco.com

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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):	Existing gross floor area (not to be demolished):
CX-40-UL-CU	Existing gross floor area to be demolished:
Gross site acreage: 4.81 acres	New gross floor area: 75,400 sq ft
Maximum # of parking spaces: See Data Table	Total # of gross (to remain and new):
# of parking spaces proposed: See Data Table	Proposed # of buildings: 1
Overlay District (if applicable): n/a	Proposed # of stories for each:
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Entertainment Venue	

STORMWATER INFORMATION

Existing Impervious Surface: Square Feet: 0 Proposed Impervious Surface: Square Feet: 0

Is this a flood hazard area? Yes ☐ No ☒

If yes, please provide: n/a

Flood study: n/a

FEMA Map Panel #: n/a

Nature River Buffer Yes ☐ No ☒ Wetlands Yes ☐ No ☒

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 0 Total # of total units: 0

of bedroom units: 1br 2br 3br 4br or more

of total: 1 Is your project a cottage court? Yes ☐ No ☒

SIGNATURE BLOCK

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

I, Andy Padak, PE, will serve as the agent regarding this application, and will receive and respond to administrative comments, required plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding the application.

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 submittal policy, which states applications will expire after 180 days of inactivity.

Signature: [Signature] Date: 7/14/22

Printed Name: Stephen Malik

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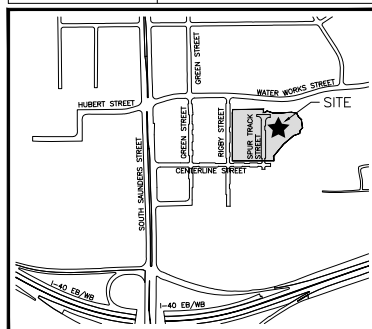
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DOWNTOWN SOUTH ENTERTAINMENT VENUE

130 PENMARC DRIVE
RALEIGH, NORTH CAROLINA, 27603
ADMINISTRATIVE SITE REVIEW
CITY OF RALEIGH CASE #: ASR-0091-2022
PROJECT NUMBER: KAN21007
DATE: MARCH 16, 2023

SITE DATA	130 PENMARC DRIVE RALEIGH, NORTH CAROLINA, 27603
PANEL/PLAN NUMBER:	170302802
EXISTING ZONING:	CX-40-UL-CU (REZONING CASE #12-10-20)
OVERLAY DISTRICT:	NONE
WATERSHED:	WALNUT CREEK
FLOODPLAIN/HM PANEL:	N/A
PROJECT AREA:	GROSS AND NET SITE AREA: 4.79 ACRES, 208,635 SF (NO RIGHT-OF-WAY DEDICATION) LOTS 15: 1.76 AC LOT 16: 1.90 AC LOT 17: 1.69 AC LOT 18: 0.44 AC
AMENITY AREA:	LOTS 15, 16, AND 18 ARE OPEN LOTS SO NO AMENITY AREA REQUIRED
TREE CONSERVATION:	REQUIRED: 0.17 ACRES / 7,366 SF (20% OF 73,661 SF / 1.69 AC) PROVIDED: 0.28 ACRES / 12,167 SF (16%) TREES CONSERVATION AREA REQUIREMENTS MET FOR SITE THROUGH PRELIMINARY SUBMISSION SUBMITTAL CASE # SUB-0008-2023. PLAN RECORDED UNDER ILM-2022, PLS 2140-1447
VEHICLE PARKING:	LOTS 15, 16, 17, AND 18 CONVENTION CENTER, ARENA (3,500 SEATS) NO MAXIMUM LOBBY: 1,000 SF NO MAXIMUM BOX/SERVICE: 1,000 SF NO MAXIMUM PROVIDED: 265 SPACES PROVIDED (COMPACT): 40 SPACES TOTAL SPACES: 245 SPACES REQUIRED ACCESSIBLE: 14 SPACES (3 OF WHICH MUST BE VAN) PROVIDED ACCESSIBLE: 14 SPACES (3 OF WHICH ARE VAN)
BICYCLE PARKING:	LOTS 15, 16, 17, AND 18 11 SHORT TERM, 8 LONG TERM PROVIDED: 12 SHORT TERM, 8 LONG TERM
BUILD TO REQUIREMENTS:	PRIMARY STREET BUILD-TO (MIN/MAX): 0' / 20' BLDG. WITH IN PRIMARY BUILD-TO (MIN) 0' / 20' SIDE STREET BUILD-TO (MIN/MAX): 0' / 20' BLDG. WITH IN SIDE BUILD-TO (MIN) 0' / 20' PROPOSED BUILD-TO (MIN/MAX): 0' / 20' REQUIRED ALONG CENTURLINE STREET PROVIDED ALONG CENTURLINE STREET PROPOSED BUILD-TO (MIN/MAX): 0' / 20' REQUIRED ALONG SPUR TRACK STREET PROVIDED ALONG SPUR TRACK STREET
BUILDING/STRUCTURE SETBACKS:	FROM PRIMARY STREET (MIN): 0' PER UDO SEC. 3.4.7 FROM SIDE STREET (MIN): 0' PER UDO SEC. 3.4.7 FROM SIDE LOT LINE (MIN): 0' OR 5' FROM REAR LOT LINE (MIN): 0' OR 5' FROM REAR LOT LINE (MIN): 0' OR 5'
PARKING SETBACKS:	FROM PRIMARY STREET (MIN): 10' FROM SIDE STREET (MIN): 10' OR 5' FROM SIDE LOT LINE (MIN): 5' FROM REAR LOT LINE (MIN): 5'
BUILDING HEIGHT:	MAXIMUM: 40 STORIES PROVIDED: 3 STORIES



VICINITY MAP
1" = 500'



ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409, and the Public Utilities Department at (919) 996-5544 at least **ten (10) business days** 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 restoration 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.

SHEET INDEX

C0.00	PROJECT NOTES
C0.01	ZONING CONDITIONS
C0.02	COMMUNITY MEETING
C1.00	DEMOLITION PLAN
C1.01	OVERALL LOT AND PHASING PLAN
C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN
C3.00	GRADING AND STORM DRAINAGE PLAN
C3.01	AVERAGE GRADE PLAN
C4.00	UTILITY PLAN
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	SITE DETAILS
C8.03	STORM DRAINAGE DETAILS
C8.04	WATER DETAILS
C8.05	WATER DETAILS
C8.06	SEWER DETAILS
C9.00	CISTERN PLAN
C9.03	STORMWATER CONTROL MEASURE 'C' PLAN VIEW (REFERENCE)
C9.04	STORMWATER CONTROL MEASURE 'C' PLAN VIEW (REFERENCE)
C9.05	STORMWATER CONTROL MEASURE 'C' PLAN VIEW (REFERENCE)
L2.00	TREE CONSERVATION PLAN
L5.01	LANDSCAPE PLAN
L5.02	LANDSCAPE DETAILS
L6.00	LIGHTING PLAN
A2.11	ZONING EXTERIOR ELEVATIONS
A2.12	ZONING EXTERIOR ELEVATIONS

RIGHT-OF-WAY OBSTRUCTION NOTES

- STREET, LAKE, AND SIDEWALK CLOSURES OR DETOURS PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LAKE, 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 trafficcontrol@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 OBTAINED.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NEARBY ROAD WITH RALEIGH'S SUPERSTREET.
- 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 MOST SUPPLEMENT TO THE MANUALS.
- 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 FOR A DRIVEWAY FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENDOACH ON THIS MINIMUM CORNER CLEARANCE. RSDM SECTION 4.2.2.
- WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, TOLLAGE, BARRIER 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.
- CENTURLINE STREET IS A MIXED USE STREET, THIS USE HAS BEEN DESIGNATED IT AS PRIMARY.
- AS REQUIRED BY ORDINANCE 2020-172 CC BOB, AT LEAST TWO SEPARATE PATHS DESIGNED AND CONSTRUCTED TO CITY OF RALEIGH GREENWAY TRAIL STANDARDS SHALL BE PROVIDED TO CONNECT TO THE WALNUT CREEK GREENWAY TRAIL FROM THE SIDEWALK SYSTEM ALONG THE PUBLIC AND PRIVATE STREET NETWORK WITHIN DOWNTOWN SOUTH. EACH PATH SHALL BE LOCATED WITHIN A PUBLIC BICYCLE AND PEDESTRIAN ACCESS EASEMENT, WHICH SHALL BE DEDICATED PRIOR TO OR IN CONNECTION WITH APPROVAL OF ADMINISTRATIVE SITE REVIEW FOR ANY LOTS ADJACENT TO OR WITHIN 50' OF THE CITY OF RALEIGH GREENWAY EASEMENT BOUNDARY.
- NO BOARD APPROVALS, VARIANCES, DESIGN ADJUSTMENTS OR ADMINISTRATIVE ALTERNATIVES ARE REQUIRED FOR THIS PROJECT.

IMPERVIOUS AREA TRACKING TABLE	LOT 15	LOT 16	LOT 17	LOT 18
ACREAGE	3.76 AC.	0.90 AC.	1.69 AC.	0.44 AC.
MAX. IMPERVIOUS AREA	1.76 AC.	0.90 AC.	1.69 AC.	0.44 AC.

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

SOLID WASTE INSPECTION STATEMENT:

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

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 5 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.

PRELIMINARY DRAWINGS - NOT RELEASED FOR CONSTRUCTION



McADAMS

The John R. McAdams Company, Inc.

621 Hillsborough Street

Suite 500

Raleigh, NC 27603

phone 919. 361. 5000

fax 919. 361. 2269

license number: C-0293, C-187

www.mcadamsco.com

CONTACT

Andy Padak

padak@mcadamsco.com

Phone: 919. 475. 5514

CLIENT

KANE REALTY CORPORATION

4321 LASSITER AT NORTH HILLS AVE

SUITE 250

RALEIGH, NC 27609



PROJECT DIRECTORY

KANE REALTY CORPORATION

4321 LASSITER AT NORTH HILLS AVE

SUITE 250

RALEIGH, NC 27609

ARCHITECT

GENSLER

613 HILLSBOROUGH STREET

RALEIGH, NORTH CAROLINA, 27603

REVISIONS

NO.	DATE	REVISION
1	11.16.2022	REVISED PER 1st COR COMMENTS
2	01.11.2023	REVISED PER 2nd COR COMMENTS
3	03.16.2023	REVISED PER 3rd COR COMMENTS

ADMINISTRATIVE SITE REVIEW FOR:

DOWNTOWN SOUTH ENTERTAINMENT VENUE DRAWINGS
RALEIGH, NORTH CAROLINA, 27603
PROJECT NUMBER: KAN-21007

3. THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL. THE RETAINING WALL SHALL BE CONSTRUCTED TO THE REAR FACE OF THE RETAINING WALL. RETAINING WALLS ARE NOT LOCATED TO THE STREAM BUTTERS, AND THEIR CONSTRUCTION DOES NOT ENDOCHARGE INTO ANY ADJACENT PROPERTY DUE TO ANY ABSENT SETBACKS.
4. RETAINING WALLS ARE TO BE DESIGN-BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND ALSO REQUIRE THE PERMITS NECESSARY FOR CONSTRUCTION OF THE RETAINING WALLS.
5. RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL, UNLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH CONTRIBUTION FROM THE GEOLOGICAL ENGINEER AND THE RETAINING WALLS ARE TO BE CONSTRUCTED TO THE REAR FACE OF THE RETAINING WALLS.
6. THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS INDICATE FINISHED GRADE ELEVATIONS ONLY. THE EXISTING ELEVATIONS OF THE RETAINING WALLS SHALL BE DETERMINED BY THE CONTRACTOR TO THE TOP OF THE CAP/LOCK COURSE SHALL BE DEFINED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
7. ALL RETAINING WALLS OVER 30' HIGH SHALL HAVE A SAFETY FENCE (SEEN BY OTHERS).
8. ANY PART OF ANY RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT AGREEMENT. AN ENCROACHMENT AGREEMENT SHALL BE OBTAINED FROM THE TOWN OF WESTPORT BEFORE ANY CONSTRUCTION APPROVAL.
9. ANY TRUCK SERVICES FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITH PUBLIC RIGHT-OF-WAY.
10. STORMWATER RUN-OFF SHALL BE DIRECTED AWAY FROM RETAINING WALLS, ANY RUN-OFF FLOWING TO AND OVER A RETAINING WALL SHALL BE STOPPED TO AN ABSOLUTE MINIMUM AND BE BROUGHT TO THE ATTENTION OF THE WALL DESIGNER TO CORRECT THE PROBLEM.
11. ALL WORK TO BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE GEOLOGICAL REPORT.

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

1. ALL DEMANDS AND CLAIMS SHOWN ON THE PLAN SHALL BE FILED VERIFIABLY BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES FOR ANY DISBURSING PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE TO OBTAIN ANY PERMITS OR APPROVALS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES FOR ANY DISBURSING PLAN OR GRADE CHANGES.
2. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS, (FEDERAL RULE 29 CFR PART 1926, SUBPART "P") APPLIED TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH, OR EXCAVATION OF THE DESIGN OF THE SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND/OR NOOD STANDARDS AND SPECIFICATIONS AS APPLICABLE TO THE PROJECT. CONTRACTOR SHALL NOTIFY "NCCLI" (Raleigh) (919-433-4000) AT LEAST 7 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION ON EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES PRIOR TO ANY WORK ON LOCATION SERVICES INDIVIDUALLY OF "NCCLI". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
4. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEMPT A PUBLIC CONSTRUCTION MEETING WITH THE CITY (Raleigh) STORMWATER AND EROSION CONTROL DEPARTMENT, THE ENGINEER AND A REPRESENTATIVE OF THE OWNER.
5. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE CITY (Raleigh) STORMWATER AND EROSION CONTROL DEPARTMENT WILL NOT BE RESPONSIBLE FOR EROSION CONTROL DEVICES AND STRUCTURES SHOWN, BOTH IMPROVED AND ABOVE GROUND. ALL CONSTRUCTION SHALL BE BASED ON A FULL SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
6. ALL EXCAVATIONS, PAVED AREAS, AND DRIVEWAYS SHALL BE REPAIRED TO 1/2" (3/4") SHALL BE APPROVED, PLACED AND COMPLETED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF BALTIMORE DESIGN STANDARDS, DETAILS & SPECIFICATIONS THEREOF. REFERENCE: CUPDHC, HANDBOOK, CURRENT EDITION.
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 30" SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PUBLIC OR PUBLIC UTILITY SUPPLY SOURCE EXCEPT WHERE A DRAINAGE CURB OR A SOURCE OF STOPPING WATER, IF ADEQUATE UTILITY SEPARATION CANNOT BE ACHIEVED, FURNISHES SANITARY SEWER RISE SHALL BE SECURED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM CLEARANCE FROM SANITARY SEWER SHALL BE 18" FROM A PRIVATE WELL OR 36" FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAIN, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 36". IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A TRENCH DEEPER THAN THE SEWER MAIN, WITHIN THE SAME TRENCH, AT LEAST 3' ABOVE THE TOP OF THE SEWER. THIS VARIATION SHALL BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
- IF IT IS NECESSARY TO OBTAIN PROPER SUPPORT, ON ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, PD MATERIALS OR STEEL ENCASEMENT EXTENDED 30" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERMAIN, PD MATERIALS OR STEEL ENCASEMENT.
- 5.0' MINIMUM HORIZONTAL SEPARATIONS IS REQUIRED BETWEEN SANITARY SEWER & STORM SEWER UTILITIES, UNLESS PER MATERIAL / SPECIFIED FOR SANITARY SEWERS.
- MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & POT-20" STORM DRAIN CROSSINGS, MAINTAIN 36" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & POT-20" STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, UNDERGROUND UTILITY CROSSING SHALL BE CROWNED WITH 18" MIN. CLEARANCE (REF. CUPDHC DETAILS WA-B & -C).
- FOR ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WITH SANITARY SEWERS WITH 18" MIN. VERTICAL SEPARATION.
- ANY NEW PROJECT FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDMENT PLAN AND PROFIL BY THE CITY OF BALTIMORE PUBLIC UTILITIES DIVISION PRIOR TO CONSTRUCTION.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF BALTIMORE AND/or DOT STANDARDS.
3. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MMS) AND THE STANDARD.
5. FOR THE STANDARD, A CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF BALTIMORE TRANSPORTATION HELD SERVICES STAFF. CONTRACT ENGINEERING INQUIRIES AT 410-936-2400 TO SET UP THE MEETING.
6. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY CONSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY OCCUPANCY OF THE PUBLIC TRAVEL WAY. THE PERMIT MUST BE OBTAINED AND POSTED AT LEAST 10 BUSINESS DAYS IN ADVANCE. ANY TRAFFIC SIGNAL CHANGES MUST BE SUBMITTED 2 WEEKS PRIOR. THE RIGHT-OF-WAY CONSTRUCTION PERMIT WILL BE ISSUED BY THE CITY OF BALTIMORE AND SEND THE RIGHT-OF-WAY CONSTRUCTION PERMIT TO RIGHT-OF-WAY CONSTRUCTION@BALTIMORE.GOV.
7. THE CONTRACTOR SHALL BEGINNING, ALL MESSAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
8. THE CONTRACTOR SHALL REPAIR ALL DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
9. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
10. ALL PUBLIC AREAS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DEVICES. POSTING PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBILITY AND THE MANUAL ON UNIFORMED TRAFFIC CONTROL DEVICES.

[illegible]

Ref: Flood Study Submitted to the City of Raleigh

Flood Study Name: **Downtown South Area C Flood Impact Analysis**
City of Raleigh Flood Study ID #: **781**
Date Approved: **July 28, 2022**

Sincerely,

cc: file

Know what's below.
Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT
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.

1. ALL STORM DRAIN PIPES SHALL BE REINFORCED CONCRETE (RCP) (MINIMUM CLASS 40) UNLESS NOTED OTHERWISE. ALL STORM DRAIN PIPES SHALL BE INSTALLED TO ADEQUATE DEPTHS AND SLOPES TO MAINTAIN PROPER FLOW UNDER ALL WEATHER CONDITIONS. CONTRACTOR TO SELECT REQUIRED CLASS OF PIPE BASED ON ALL LOADS AND EXISTING PROFILES PER THE CITY OF BAKERSFIELD STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
2. ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BAKERSFIELD STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4. ALL PIPE FOR STORM DRAIN INSTALLATION SHALL BE STRUCK EVEN WITH INDEAL WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PERFORMED JOINT SEALER, WHICH CONFORMS TO ADOPTED SPECIFICATION M-38 FOR TYPE I BELFLEX INTERLOCKING GASKETS UNLESS OTHERWISE NOTED.
6. THE INTERIOR SURFACES OF ALL STORM DRAIN STRUCTURES SHALL BE FINISHED UP AND SMOOTHED TO AN ACCEPTABLE FINISH. USING SMOOTH WALL PIPE TO MEET SPECIFICATIONS.
7. ALL BACKFILL SHALL BE NON-PLASTIC, IN FINE, FREE FROM ROOTS, VEGETATION MATERIAL, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SALT MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL BE PLACED IN LAYERS NOT EXCEEDING 12" IN THICKNESS. THE TAMPING BENCH OR PROOF ROLLER SHALL BE USED TO COMPACT THE BACKFILL.
8. MATERIALS USED BY THE OWNER'S REPRESENTATIVE OR CHECKED AS UNDESIRABLE FOR QUALITY, PURPOSE SHALL BE REJECTED AND REPLACED WITH MATERIALS THAT MEET THE SPECIFICATIONS.
9. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPES ARE Laid. THE FILL ABOVE THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95% OF THE MAXIMUM DRY WEIGHT WITH THE STANDARD PROCTOR TEST. THE TOP 12" OF THE BACKFILL SHALL BE COMPACTED TO 98% OF THE MAXIMUM DRY WEIGHT WITH THE STANDARD PROCTOR TEST.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO REMAIN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.
11. ALL CONCRETE PIPE AND PRECAST STORM STRUCTURES SHALL MEET NOTED STANDARDS BY MANUFACTURER.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL PIPE AND STRUCTURES FOR CRACKS OR BLENDS, PRIOR TO INSTALLATION. ANY DAMAGED ITEMS OR PIPE NOT BE INSTALLED.
13. "KNOCK OUT" BOXES OR HDPE PIPE SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAYS UNLESS APPROVED IN WRITING BY THE CITY OF BAKERSFIELD.

The John R. McAdams Company, Inc.
621 Hillsborough Street
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Raleigh, NC 27603
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fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

ANE REALTY CORPORATION
321 LASSITER AT NORTH HILLS AVE SUITE
60 RALEIGH, NC 27609

ENTERTAINMENT VENUE
DOWNTOWN SOUTH - LOT 17
ADMINISTRATIVE SITE REVIEW
130 PENMARC DRIVE
RALEIGH, NORTH CAROLINA, 27603

DATE

PROJECT NO. KAN21007
 FILENAME KAN21007-ASR-N1
 CHECKED BY CGH
 DRAWN BY CDR
 SCALE NTS
 DATE 01. 11. 2023
HEET

CO.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

\\f:\projects\KANS\KANS21007\04_Preliminary\Drawings\CommunityMeeting\CommunityMeeting.dwg (KANS21007.dwg) - 11/13/2022 9:42:05 AM - AutoCAD

Downtown South: Public Meeting Written Report

2/16/22

Meeting Date:

February 10th, 2022
5:30pm – 6:30pm EST

Meeting Location:

Meeting held via Zoom

Meeting Notifications / Notices:

Email notifications sent on 2/7/22 to all who signed up on the www.visitdowntownsouth.com website. Link to Zoom info included in notification. Zoom open to all participants.
Number of email notifications: 1,167

Home/Email Addresses of those contacted available upon the city's request.

Meeting Recording:

Meeting recorded. Presentation and recording have been posted to the www.visitdowntownsouth.com website.

Meeting Agenda:

Quarterly Meetings + Mailing List
Project Updates
Stormwater Commitments + Progress
Key Partner Spotlight / Raleigh Raised Development
Q&A Session

Meeting Moderators:

Bonner Gayford, COO, Kane Realty Corporation
Molly Stuart (Moderator), Counsel, Morningstar Law Group

Meeting Participants:

73 Unique Viewers attended the Community Meeting

List of Meeting Participants:

12524522386

Jen Arthur

Jenn Truman

Jeremy Mosom

Jeremy Mosom

Jessica B.

Jessie Maack she/her St Mark's Episc Church

JH

JH

John Scruggs

Jordan Jones

José R López

Josh V

Josie Reeves

Kathleen Malik

Katrice Boyd

Katrina M

Lamon Mack

Larry

LaTasha Dunkley

Laurny Kabrich

LaVelle Moton

Lisa H

LuBin Prevatt

N Bennett

N&O - Aaron Sanchez-Guerro

Ned

Pat Butler

Rob Wood

Sallie Simpson

Shangwen

Shing Wong

Stanley Byrd

Susan Elliott

Suzanne Prince

T

Terrence Ruth

Terrell Midgatt

Thad Harris

The Wright Village

Toby

Travis Post

Tripp Andracchio

Will Hooker

Questions/Comments Submitted and Responded to During Q&A:

- 1 What commitment are you making to housing affordable at or below 60% AMI
- 2 What's the status of the stadium?
- 3 I'd like to find out how we can get notified directly of these update meetings, thanks.
- 4 I remain concerned that you are using historic information for storm water when recent history shows more extreme events
- 5 can you describe the use of the entertainment venue in phase 1
- 6 Will this phase include affordable housing?
- 7 Where are the affordable units in phase 1 development? We understand there will be at least 100 affordable units. Affordable at what % of ave. household income?
- 8 Will the slides and presentation be shared?
- 9 have you included plans to preserve mature trees rather than bulldoze and plant seedlings?
- 10 to what extent will you build per LEED standards?
- 11 Have you considered bike and pedestrian connections across saunders between the two parts of the site or across Wilmington st yet? will you?

- 12 When will you talk about affordable housing?
- 13 Where will the Bus Rapid Transit station go?
- 14 Will any of the residential in phase 1 be condos?
- 15 What are the boundaries of downtown south?
- 16 What is the current standing of a funding stream for the soccer stadium planned for Downtown South?
- 17 What are some blockers? What are some ways we (the general public) can help?
- 18 Does downtown south include any planned residential units/buildings for sale, or will all the residential units be for lease only?
- 19 The universal definition of affordable units also includes that the units are affordable for a period of 30yrs, not the 5yrs that you've stated. How will you address making these change?
- 20 Can you share when Phase 1 is expected to be completed?
- 21 Specifically, what will be the initial entertainment venue?
- 22 What is meant by no lot coverage in floodway fringe?
- 23 Won't you need affordable housing for the lower income employees of the development from the very beginning? How will the maintenance get done with no one to do the work?
- 24 I'm having a hard time visualizing where this is going to be located. I see the highways, but still can't picture it. Do you have a map that shows the exact location with street names? Thanks.
- 25 Will protected bike lanes be included in Phase 1?
- 26 Will all buildings identified in Phase 1 be built concurrently?
- 27 Did you say your off units are all BONAAMI or a mix?
- 28 What could be a viable entertainment-focused development withing Downtown South as an alternative for the stadium, should funding be unsuccessful?
- 29 You didn't mention a movie theater when describing the entertainment area. Is this supposed to be incorporated somewhere?
- 30 What is the logic behind not developing any urban residential units for sale in this part of the city?
- 31 Will other phases begin while phase one is under construction



12/10/2021

Molly Stuart
Morningstar Law Group
421 Fayetteville St, Suite 530
Raleigh, NC 27601

Ms. Stuart,

The Planning and Development Department has received the materials you submitted December 7, 2021 associated with an informational meeting intended to satisfy the requirements of the zoning condition #16 as approved in Z-13-20 on December 17, 2020, and effective as of December 22, 2020 (Ord. No. (2020) 172 ZC 809). The November 18, 2021 meeting and submitted meeting report qualify to in part satisfy the requirements for Condition #16. Please note that additional meetings are required to be held once per calendar quarter for a period of three years to continue to satisfy Condition #16 and allow for approval of any site plan filed on any portion of the properties subject to Z-13-20.

Sincerely,

Patrick O. Young
Patrick O. Young, AICP
Planning and Development Director

City of Raleigh (mailing address) | Post Office Box 500 | Raleigh, North Carolina 27602-0500


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CLIENT

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250 RALEIGH, NC 27609



ENTERTAINMENT VENUE
DOWNTOWN SOUTH - LOT 17
ADMINISTRATIVE SITE REVIEW
130 PENMARC DRIVE
RALEIGH, NORTH CAROLINA, 27603

REVISIONS

NO.	DATE
1	11.14.2022

REVISION PER 137 COR COMMENTS

PLAN INFORMATION

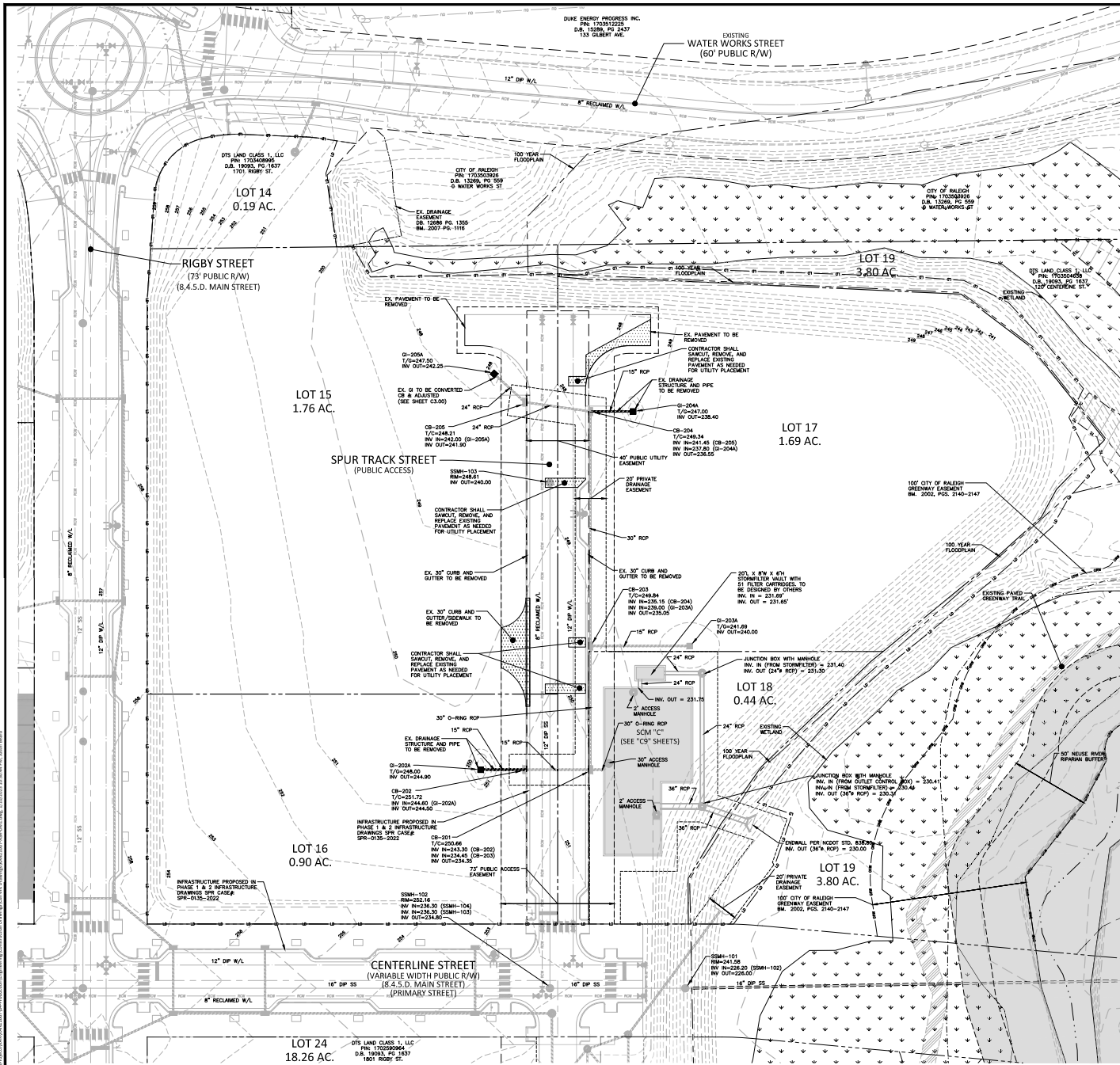
PROJECT NO. KAN21007
FILENAME KAN21007-ASR-N1
CHECKED BY -
DRAWN BY CDR
SCALE NTS
DATE 09.23.2022

SHEET

COMMUNITY MEETING

C0.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



DEMOLITION LEGEND

TREE
 UNDERGROUND UTILITY TO BE REMOVED
 AREA TO BE REMOVED (SIDEWALK, CURB AND GUTTER, STRUCTURES, ASPHALT, CONCRETE PAVING, ETC.)

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

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ADMINISTRATIVE SITE REVIEW
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 RALEIGH, NORTH CAROLINA, 27603

REVISIONS

NO. DATE

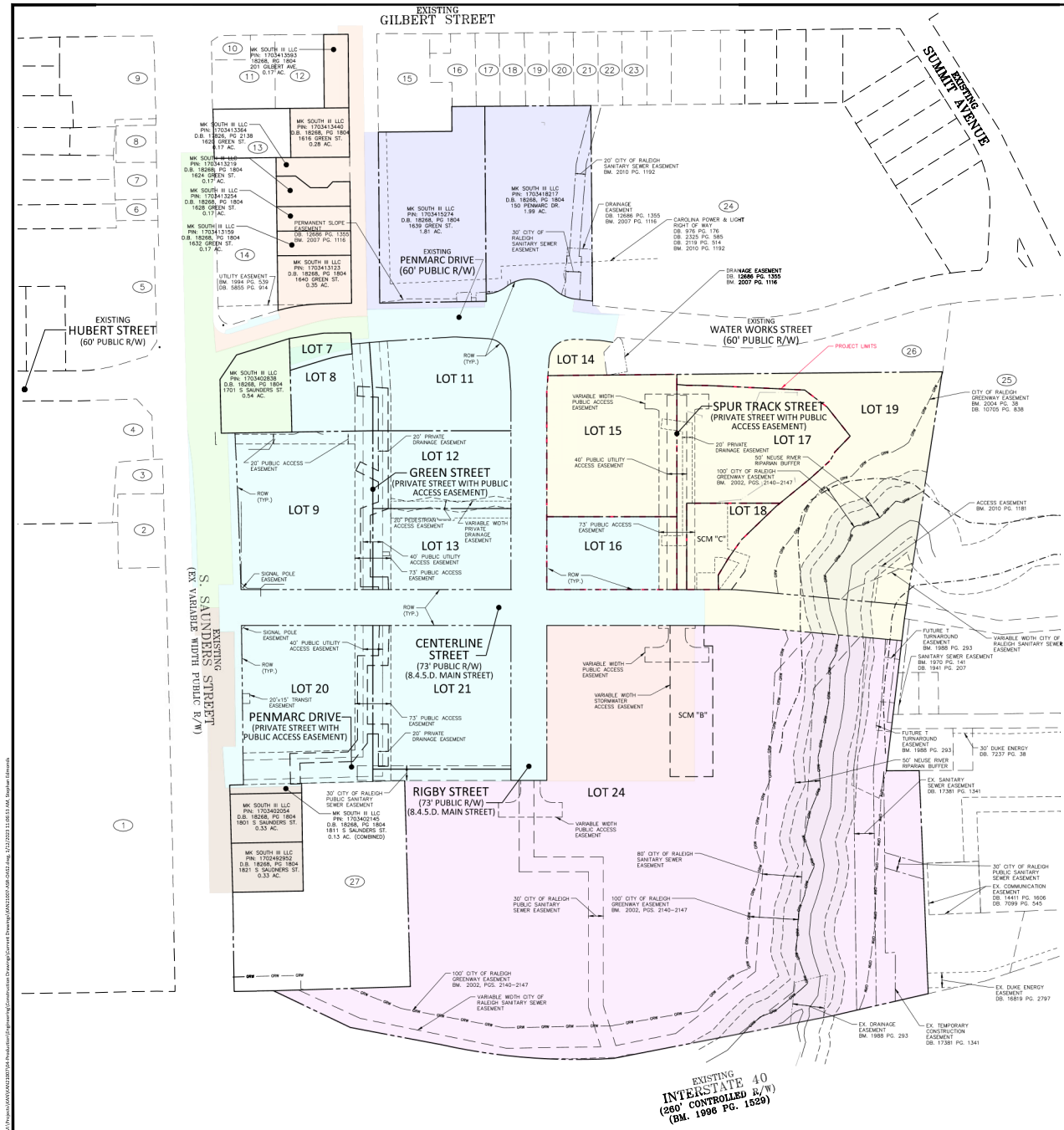
PLAN INFORMATION

PROJECT NO. KAN21007
 FILENAME KAN21007-ASR-DM1
 CHECKED BY JRB
 DRAWN BY CHS
 SCALE 1"=30'
 DATE 01.11.2023
SHEET

DEMOLITION PLAN

C1.00

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 MCDOT STANDARDS, SPECIFICATIONS AND DETAILS.
 PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



PHASING LEGEND

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

PHASING NOTES

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

- CONSTRUCTION OF SOUTH SAUNDERS STREET IMPROVEMENTS AT THE PHASE 1 FRONTAGE ONLY. THE RIGHT-OF-WAY DEDICATION, SIDEWALK, BIKE PATH, AND STREET TREES SHALL BE INSTALLED IN THE FULL-BUILD-OUT LOCATION, BUT ONLY THE ROAD IMPROVEMENTS REQUIRED WITH PHASE 1 SHALL BE CONSTRUCTED IN PHASE 1.
- CONSTRUCTION OF GREEN STREET AT THE PHASE 1 FRONTAGE ONLY.
- PUBLIC WATER EXTENSION AND RECLAIMED WATER AT WATER WORKS STREET TO CONNECT TO THE EXISTING WATERLINE EAST OF SUMMIT AVENUE.
- PUBLIC WATER EXTENSION AT GREEN STREET (WITHIN A UTILITY EASEMENT), RIGBY STREET, AND CENTERLINE STREET WITHIN PHASE 1 ONLY.
- EXTENSION OF PUBLIC SEWER TO EXISTING SEWER INTERCEPTOR WITHIN THE CENTERLINE STREET RIGHT-OF-WAY TO THE EAST SIDE OF WALNUT CREEK. EXTENSION OF PUBLIC SEWER SOUTH ALONG GREEN STREET TO ANTHEM STREET, THEN EAST ALONG ANTHEM STREET, THEN SOUTH TO CONNECT TO THE EXISTING SEWER INTERCEPTOR ALONG WALNUT CREEK TO SERVE PHASE 1 AS SHOWN ON THIS PHASE 1 PLAN.
- SCM "C" TO SERVE PHASE 1 AND FUTURE PHASES 3 AND 8.
- THE ROUNDABOUT AT RIGBY STREET AND WATER WORKS STREET. WATER WORKS TO BE IMPROVED ON PHASE 1 FRONTAGE ONLY.
- S. SAUNDERS STREET AT CENTERLINE STREET**
 - CREATE NEW DIRECTIONAL CROSSOVER INTERSECTION (STREET 3 LIMITED TO LEFT-IN/RIGHT-IN/RIGHT-OUT)
 - PROVIDE A SINGLE SOUTHBOUND LEFT-TURN LANE ON S. SAUNDERS STREET WITH APPROXIMATELY 250 FEET OF STORAGE
 - PROVIDE A NORTHBOUND LEFT-TURN LANE ON S. SAUNDERS STREET WITH APPROXIMATELY 150 FEET OF STORAGE
 - INSTALL A TRAFFIC SIGNAL WITH CROSSWALKS AND PEDESTRIAN SIGNAL HEADS
- RETAIL SHARROWS IN BOTH THE NORTH AND SOUTH DIRECTION AT GREEN STREET SOUTH TO WATER WORKS STREET.
- COORDINATE WITH CITY STAFF TO INSTALL BIKE LANES IN BOTH THE EAST AND WEST DIRECTION ALONG WATER WORKS STREET SOUTH SAUNDERS STREET TO PARETTEVILLE STREET.
- PEDESTRIAN LIGHTING WILL BE ADDED TO THE EXISTING GREENWAY TUNNEL UNDER SOUTH SAUNDERS STREET AT 140 TO MEET CITY GREENWAY LIGHTING STANDARDS.
- TRANSIT STOP WITH SHELTER WITHIN A 15'x20' TRANSIT EASEMENT ALONG SOUTH SAUNDERS STREET AND SOUTH OF WATER WORKS STREET.
- PHASE 1 IMPROVEMENTS ALONG S. SAUNDERS STREET FRONTAGE TO INCLUDE ONLY SIDEWALK AND STREET TREES. EXISTING CURB AND GUTTER TO REMAIN.

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

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

PROPERTY TABLE

PARCEL #	OWNER	PIN	EXISTING USE	ZONING
1	LOWMEYER US INC	1703394422	REG MX	R-1
2	NEW GROUP LLC	1703393690	INDUSTRIAL	IX-3-PL
3	NEW GROUP LLC	1703393780	VACANT	IX-3-PL
4	PTPA STORAGE RALEIGH LLC	1703393754	COMMERCIAL	IX-3-PL
5	ROBERT ROSENBERG LLC	1703332627	FLEX WARE	IX-3-PL
6	DEVINCENZO, BRUCE DEVINCENZO, SONORA	1703333285	VACANT	IX-3-PL
7	DEVINCENZO, BRUCE DEVINCENZO, SONORA	1703333382	VACANT	IX-3-PL
8	DEVINCENZO, BRUCE DEVINCENZO, SONORA	1703333389	COMMERCIAL	IX-3-PL
9	POWER RIDGEBACK HOLDINGS LLC	1703333512	COMMERCIAL	IX-3-PL
10	RIGHT FORCE	1703411288	RESID	IX-3-PL
11	HOBBY FAMILY LLC	1703422512	COMMERCIAL	IX-3-PL
12	VIVAS, ABEL ZENON VIVAS, MARIA C	1703423523	RESI	R-6
13	MC SOUTH II	1703421400	VACANT	IX-40-ULU
14	QUALITY OIL COMPANY LLC	1703421138	INDUSTRIAL	IX-3-PL
15	IBBY, WILLIAM S	1703435534	RESI	R-6
16	FIND AN ACORN LLC	1703435544	RESI	R-6
17	RIGHT FORCE INC	1703437504	RESI	R-6
18	RIGHT FORCE INC	1703437504	RESI	R-6
19	FIND AN ACORN LLC	1703435534	RESI	R-6
20	RIGHT FORCE INC	1703435534	RESI	R-6
21	HACHMISTER, MARIAN C	1703437505	RESI	R-6
22	RIGHT FORCE INC	1703435534	RESI	R-6
23	HOBBS, DAVID C HOBBS, HELEN R	1703393515	RESI	R-6
24	DONE THEORY PROGRESS INC	1703552225	---	R-6
25	RALEIGH CITY OF	1703599721	POWER HS	IX-3
26	RALEIGH CITY OF	1703599722	POWER HS	R-6
27	BW RRI LLC	1702494929	REG MX	IX-40-ULU

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT MCDOT AND CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWINGS - NOT RELEASED FOR CONSTRUCTION

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REVISIONS

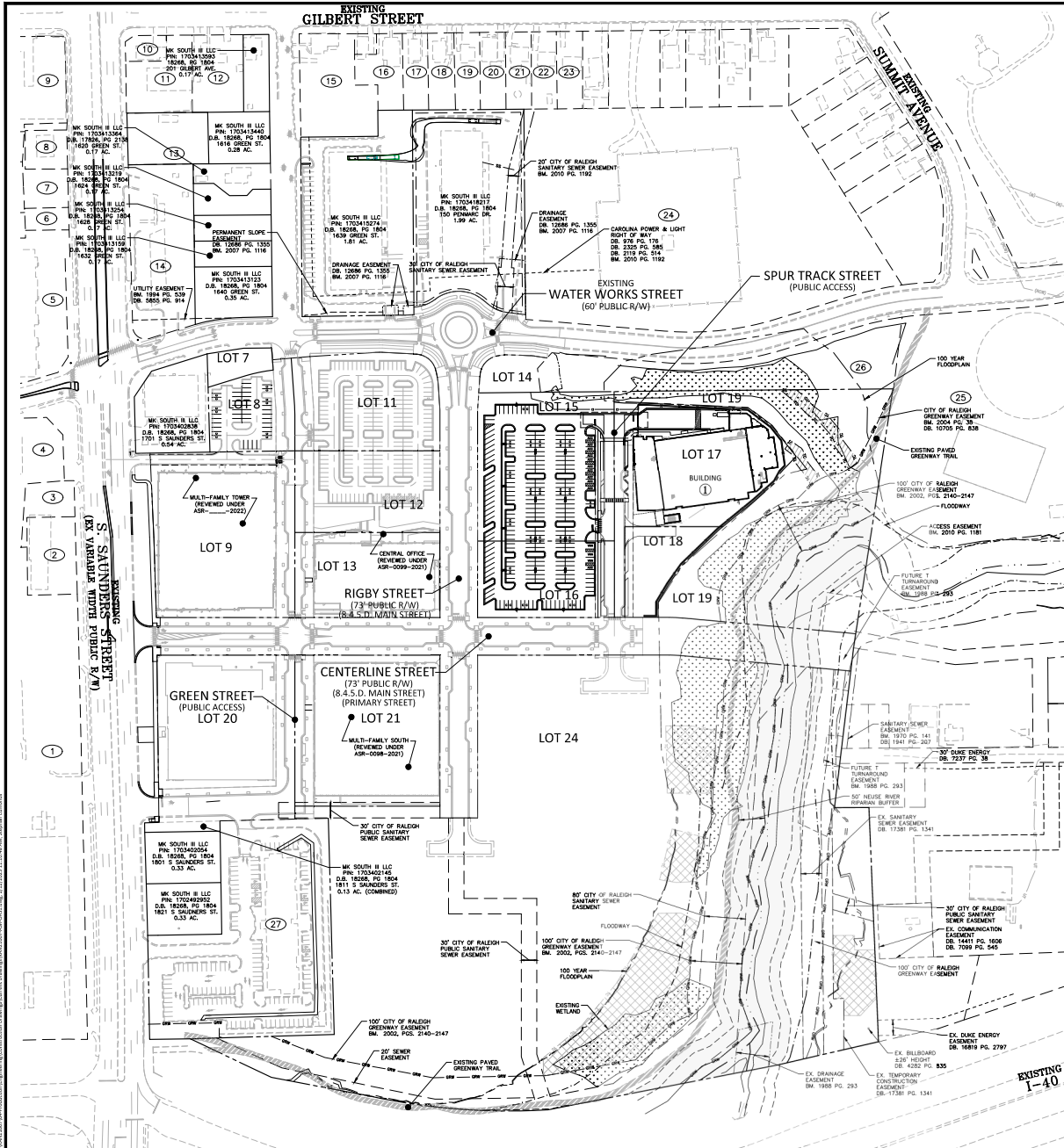
NO.	DATE

PLAN INFORMATION

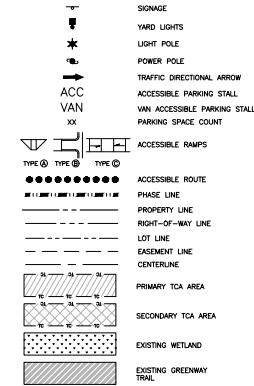
PROJECT NO.: KAN21007
FILENAME: KAN21007-ASR-0452
CHECKED BY: CGH
DRAWN BY: CDR/CNS
SCALE: 1"=100'
DATE: 01.11.2023
SHEET

OVERALL LOT AND PHASING PLAN

C1.01



SITE LEGEND

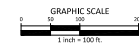


NOTES:

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

PROPERTY TABLE

PARCEL #	OWNER	PIN	EXISTING USE	ZONING
1	FLORIANVILLE LLC	1703044321	REG MIX	R4
2	NEW GROUP LLC	1703106900	INDUSTRIAL	NA-3-PL
3	NEW GROUP LLC	1703106700	VACANT	R-3-PL
4	FTPA STORAGE RALEIGH LLC	1703007764	COMMERCIAL	EX-3-PL
5	ROBERT ROBERTSON 35 LLC	1703318067	FLEX WARE	EX-3-PL
6	DEVINCENZO, BRUCE (DEVINCENZO, SONDRA)	1703319285	VACANT	CH-3-PL
7	DEVINCENZO, BRUCE (DEVINCENZO, SONDRA)	1703319380	VACANT	CH-3-PL
8	DEVINCENZO, BRUCE (DEVINCENZO, SONDRA)	1703319380	COMMERCIAL	CH-3-PL
9	ROWEN ROSSBACKS HOLDINGS LLC	1703319512	COMMERCIAL	NA-3
10	RIGHT FORCE	1703411588	RESBUS	NA-3-PL
11	RIGHT FAMILY LLC	1703412512	COMMERCIAL	CH-3-PL
12	VIVAS, JAMES ZENON VIVAS, MARIA C	1703413523	RES	R-6
13	MR SOUTH III	1703412400	VACANT	EX-40-UL-GD
14	QUALITY OIL COMPANY LLC	1703412308	INDUSTRIAL	NA-3-PL
15	MR. WILLIAMS	1703415534	RES	R-6
16	FIND AN ACORN LLC	1703416044	RES	R-6
17	RIGHT FORCE INC	1703417504	RES	R-6
18	RIGHT FORCE INC	1703417554	RES	R-6
19	FIND AN ACORN LLC	1703418554	RES	R-6
20	RIGHT FORCE INC	1703418554	RES	R-6
21	HACHMEISTER, MARAH C	1703419505	RES	R-6
22	RIGHT FORCE INC	1703419554	RES	R-6
23	HOBBS, DAVID C HOBBS, WELLEN R	1703510515	RES	R-6
24	CLINE ENERGY PROPERTIES INC	1703512225	-	R-6
25	RALEIGH CITY OF	1703508721	POWER HS	EX-3
26	RALEIGH CITY OF	1703508926	POWER HS	R-6
27	MR SRI LLC	1703444935	REG MIX	EX-40-UL-GD



SEE SHEET C2.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES.
ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NC DOT STANDARDS, SPECIFICATIONS AND DETAILS.

PRELIMINARY DRAWINGS - NOT RELEASED FOR CONSTRUCTION



The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

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



ENTERTAINMENT VENUE
DOWNTOWN SOUTH - LOT 17
ADMINISTRATIVE SITE REVIEW
130 PENMAR DRIVE
RALEIGH, NORTH CAROLINA, 27603

REVISIONS

NO. DATE

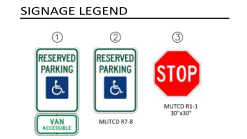
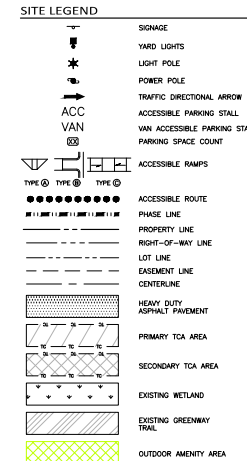
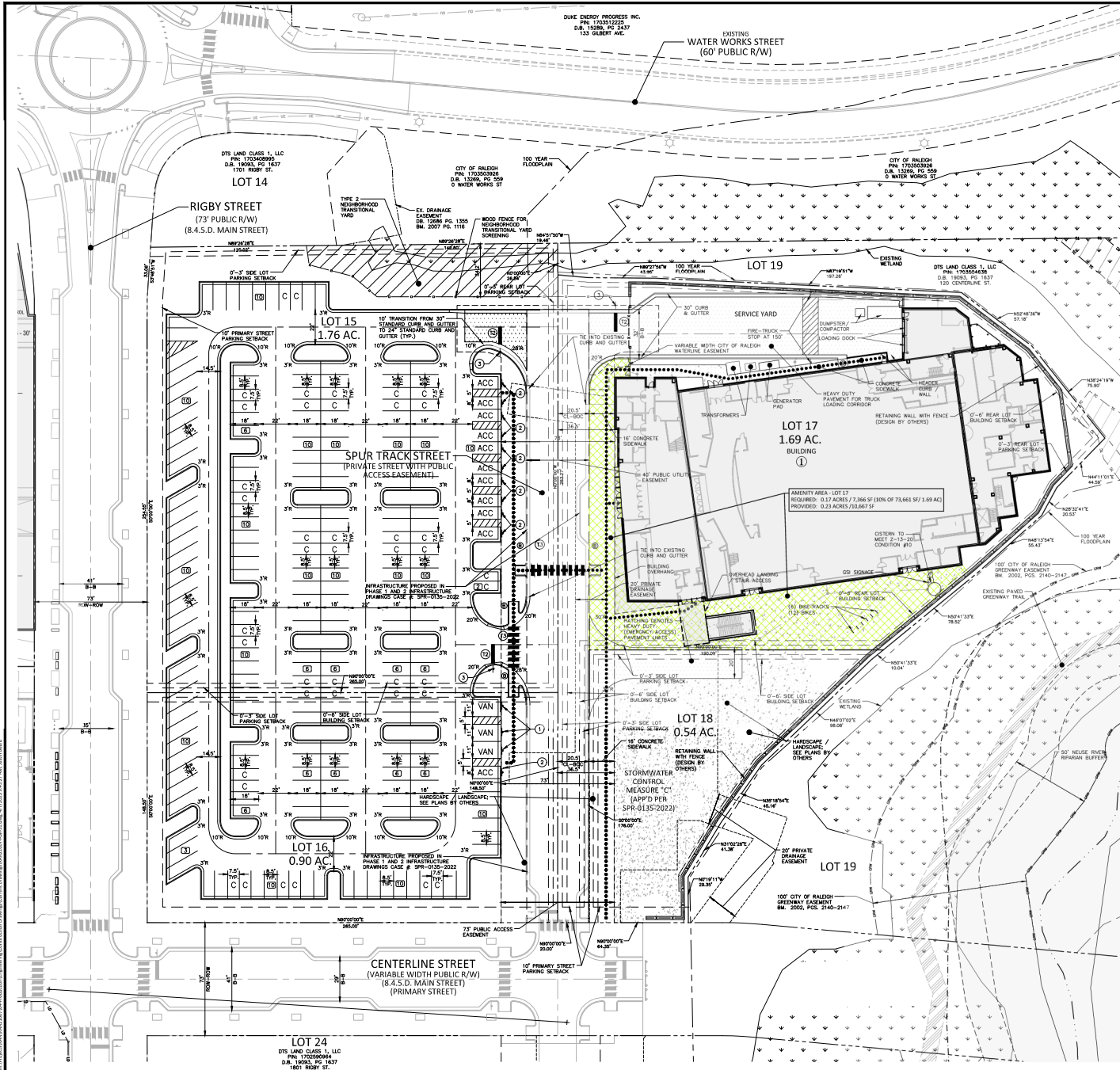
PLAN INFORMATION

PROJECT NO. KAN21007
FILENAME KAN21007-ASR-0A51
CHECKED BY JRB
DRAWN BY CHS
SCALE 1"=100'
DATE 01.11.2023

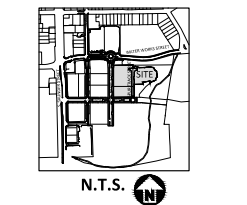
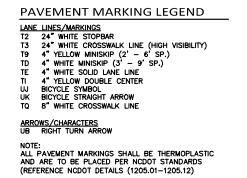
SHEET

OVERALL SITE PLAN

C2.00



- NOTES:**
1. ALL INFRASTRUCTURE AND UTILITIES PROPOSED IN PHASE 1 AND 2 INFRASTRUCTURE DRAWINGS CASE # SPR-0135-2022
 2. A CROSS ACCESS EASEMENT WILL BE FILLED PRIOR TO BUILDING PERMIT ISSUANCE.



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

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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DOWNTOWN SOUTH - LOT 17
ADMINISTRATIVE SITE REVIEW
130 PENMAR DRIVE
RALEIGH, NORTH CAROLINA, 27603

REVISIONS

NO.	DATE	REVISION
1	11.14.2022	REVISED PER 1ST COR COMMENTS
2	01.11.2023	REVISED PER 2ND COR COMMENTS
3	03.16.2023	REVISED PER 3RD COR COMMENTS

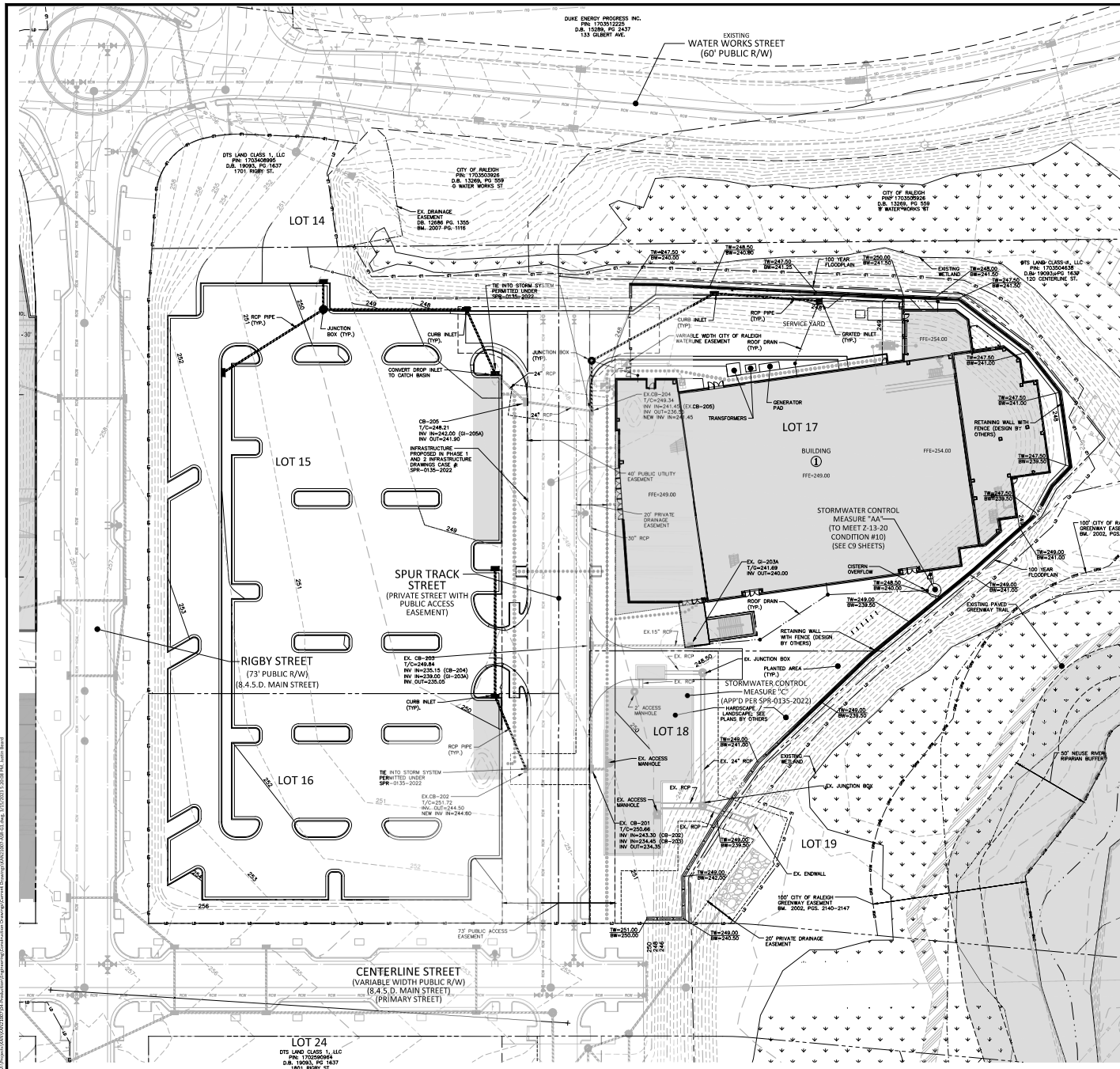
PLAN INFORMATION

PROJECT NO.	KAN21007
FILENAME	KAN21007-ASR-S1
CHECKED BY	JRB
DRAWN BY	CHS
SCALE	1"=30'
DATE	01.11.2023

SHEET

SITE PLAN

C2.01



GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- LINE BREAK SYMBOL
- TOP & BOTTOM CURB ELEVATIONS
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- ROOF DRAIN, 8" ADS
- NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3" MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
- TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE
- WOODED AREA
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)
- ACCESSIBLE ROUTE
- PRIMARY TCA AREA
- SECONDARY TCA AREA
- EXISTING WETLAND
- EXISTING GREENWAY TRAIL

NOTES:

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

N.T.S.

REVISIONS

NO.	DATE	REVISION
1	11.14.2022	REVISED PER 1ST COR COMMENTS
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3	03.16.2023	REVISED PER 3RD COR COMMENTS

PLAN INFORMATION

PROJECT NO. KAN21007
 FILENAME KAN21007-ASR-G1
 CHECKED BY JRB
 DRAWN BY CHS
 SCALE 1"=30'
 DATE 01.11.2023

SHIELD

GRAPHIC SCALE

0 15 30
 0 15 30 FT

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 SCALE 1"=30'
 DATE 01.11.2023

SHIELD

GRAPHIC SCALE

0 15 30
 0 15 30 FT

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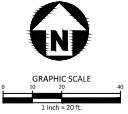
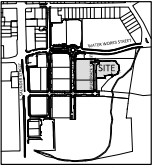
GRADING AND STORM DRAINAGE PLAN

C3.00



CENTERLINE STREET (SOUTH)	PROPOSED		
	HIGH	LOW	AVERAGE
	249.00	249.00	249.00

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



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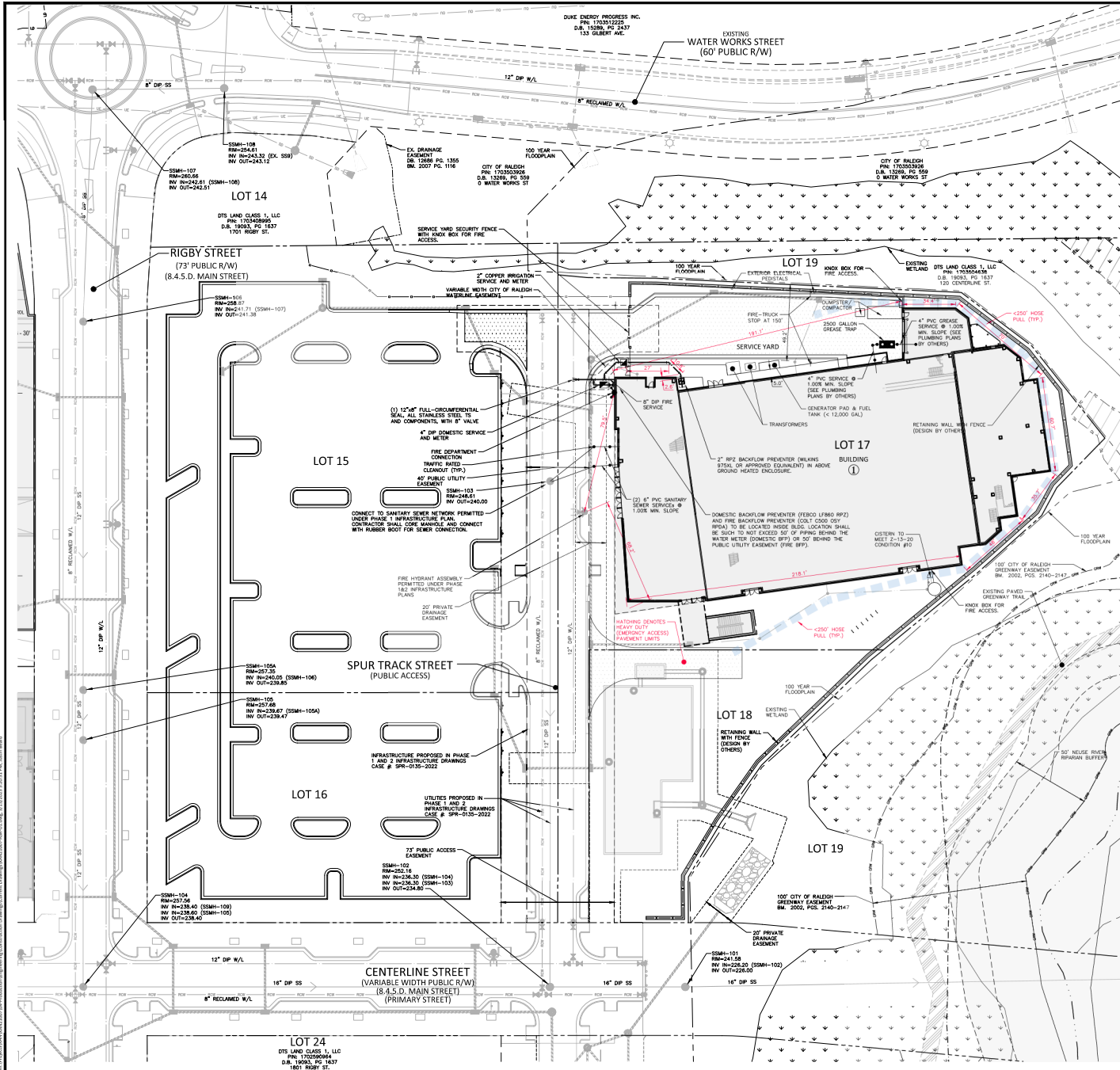
ENTERTAINMENT VENUE
DOWNTOWN SOUTH - LOT 17
ADMINISTRATIVE SITE REVIEW
130 PENMARC DRIVE
RALEIGH, NORTH CAROLINA, 27603

REVISIONS	
NO.	DATE

PLAN INFORMATION	
PROJECT NO.	KAN21007
FILENAME	KAN21007-ASR-G1
CHECKED BY	JRB
DRAWN BY	CHS
SCALE	1"=20'
DATE	01.11.2023

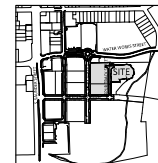
SHEET
AVERAGE GRADE PLAN

C3.01



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

- NOTES:
- ALL INFRASTRUCTURE AND UTILITIES PROPOSED IN PHASE 1 AND 2 INFRASTRUCTURE DRAWINGS CASE # SPR-035-2022.
 - THE CERTAIN IS A ROOF RAINWATER HARVESTING DEVICE TO BE USED FOR SITE IRRIGATION & SHALL NOT BE CONNECTED TO THE PUBLIC WATER SUPPLY OR DISCHARGE TO SANITARY SEWER SYSTEM.



N.T.S.

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130 PENMAR DRIVE
RALEIGH, NORTH CAROLINA, 27603

REVISIONS		
NO.	DATE	DESCRIPTION
1	11.14.2022	REVISED PER 1ST COR COMMENTS
2	01.11.2023	REVISED PER 2ND COR COMMENTS
3	03.16.2023	REVISED PER 3RD COR COMMENTS

PLAN INFORMATION	
PROJECT NO.	KAN21007
FILENAME	KAN21007-ASR-U1
CHECKED BY	JRB
DRAWN BY	CHS
SCALE	1"=30'
DATE	01.11.2023

SHEET

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

UTILITY PLAN

C4.00



CLIENT

KANE
REALTY CORPORATION

ENTERTAINMENT VENUE
DOWNTOWN SOUTH - LOT 17
ADMINISTRATIVE SITE REVIEW
130 PENMAR DRIVE
RALEIGH, NORTH CAROLINA, 27603

130 PENMAR DRIVE
RALEIGH, NORTH CAROLINA 27603

PLAN INFORMATION

SHEET

SITE DETAILS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

Diagram illustrating the removal of a curb and apron. The diagram shows a cross-section of the curb and apron. A full depth cut is made perpendicular to the back of the curb. A portion of the curb is to be removed. The gutter line is indicated. The diagram shows the curb being lifted and the apron remaining in place.

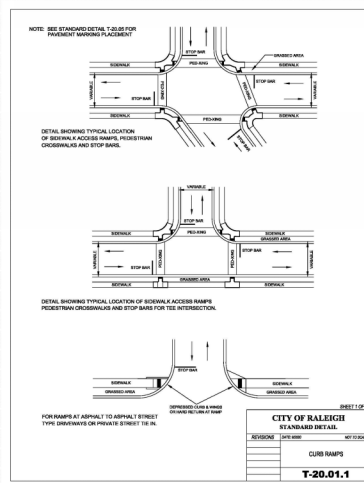
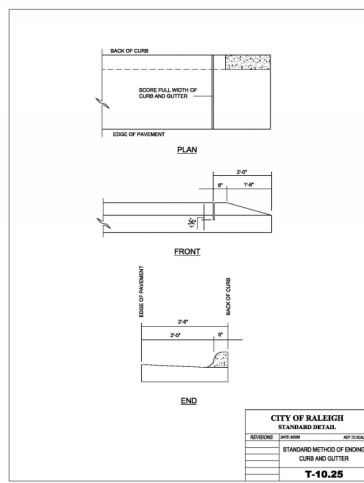
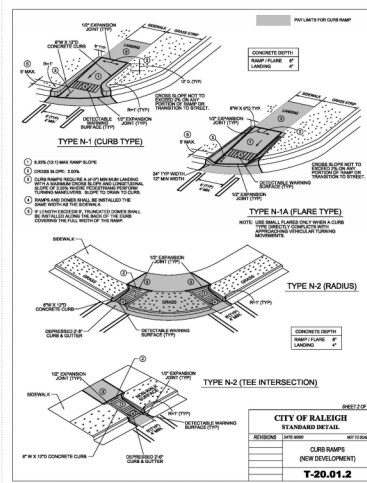
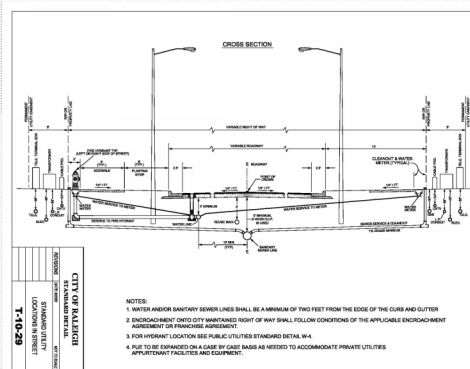
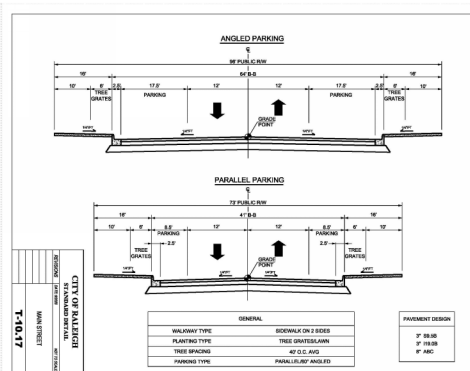
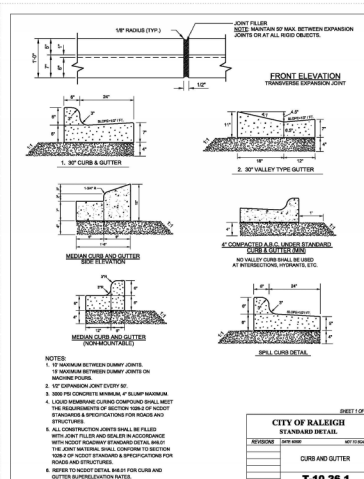
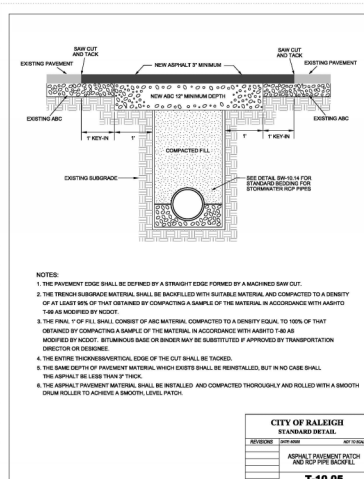
IF THE FINAL LIFT OF ASPHALT HAS BEEN INSTALLED AND IS DAMAGED DURING CURB REMOVAL, A DEEP FOOT WIDE SECTION OF ASPHALT SHOULD BE SAWCUT AND REMOVED FOR FORMING TO BE USED TO KEEP A STRAIGHT EDGE ON THE DRIVEWAY APRON. RENEWAL NOT BE SURFACE ASPHALT PATCHES BEHIND CURB.

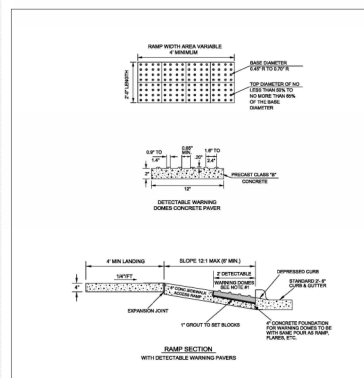
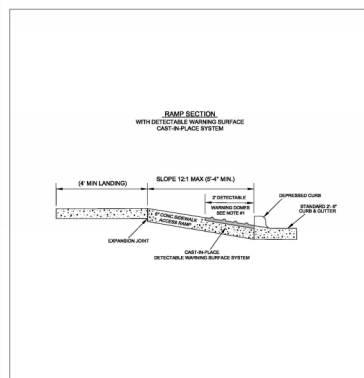
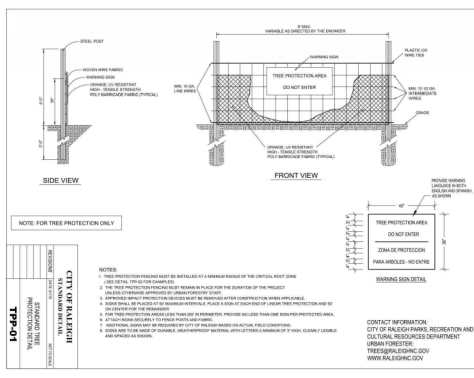
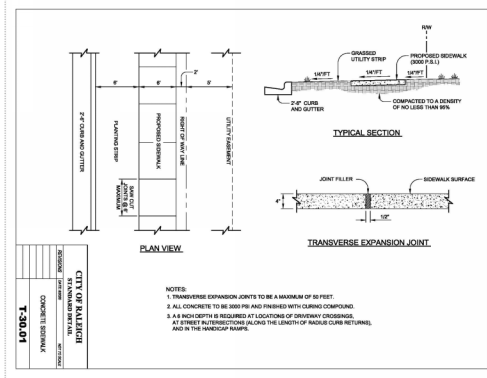
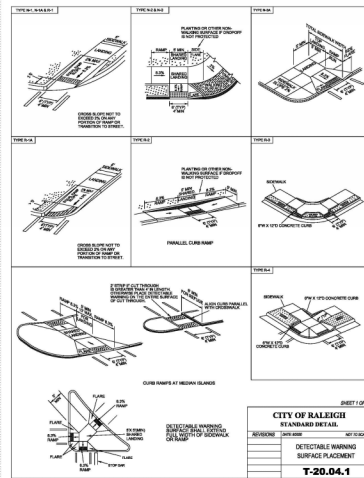
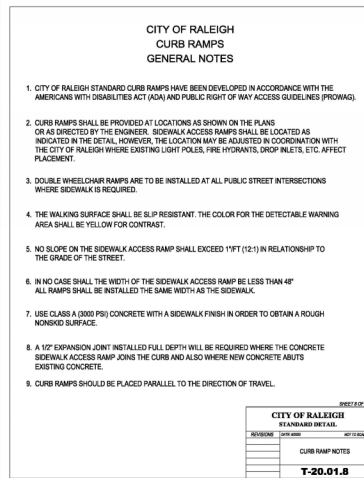
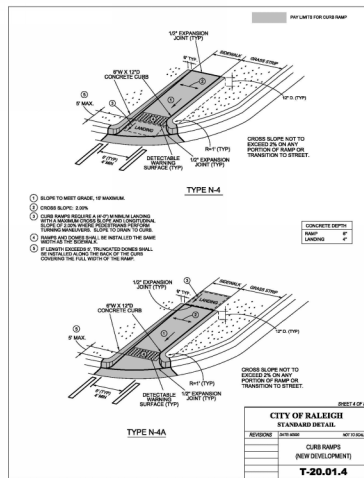
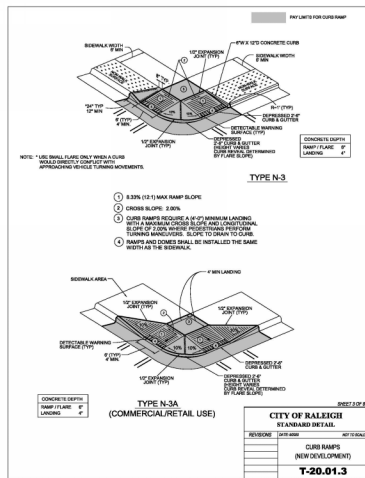
IF THE FINAL LIFT OF ASPHALT HAS NOT BEEN INSTALLED, THE ASPHALT IN FRONT OF THE APRON CAN REMAIN IN PLACE.

NOTES:

1. CURB AND GUTTER SECTION SHALL BE REMOVED IN ACCORDANCE WITH DRIVEWAY WIDTH.
2. IF FOUR INCHES OR LESS THICK FROM HOT JOINT, THEN THE PARALLEL CUT SHALL BE MADE TO HOT JOINT.
3. THIS METHOD IS NOT ALLOWED IN NEW ROADWAY CONSTRUCTION.

CITY OF RALEIGH	
STANDARD DETAIL	
SECTION	SECTION 02050
STANDARD METHOD OF REMOVAL EXISTING CURB FOR A DRIVEWAY APRON INSTALLATION	





REVISIONS

PLAN INFORMATION

PROJECT NO. KAN21007
FILENAME KAN21007-ASR-D1
CHECKED BY CGH
DRAWN BY CDR
SCALE NTS
DATE 09.23.2022

SHEET

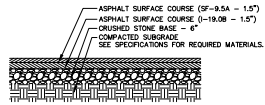
SITE DETAILS

C8.01

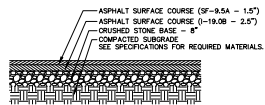
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SPECIFICATIONS AND DETAILS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

NOTE: THE PAVEMENT SECTIONS SHOWN ARE PRELIMINARY. THE CONTRACTOR SHALL VERIFY PAVEMENT SECTIONS WITH THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

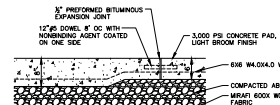


ON-SITE ASPHALT PARKING PAVEMENT DETAIL
N.T.S.

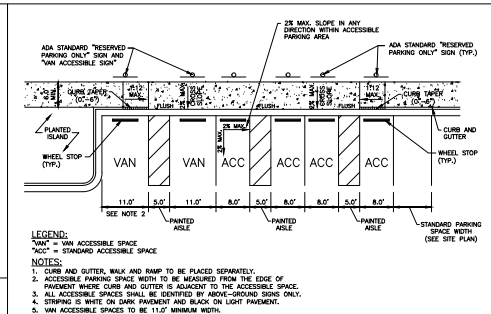


ON-SITE ASPHALT HEAVY DUTY TRAFFIC PAVEMENT DETAIL
N.T.S.

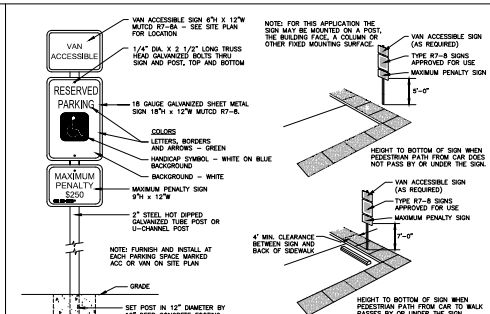
NOTE: THE PAVEMENT SECTIONS SHOWN ARE PRELIMINARY. THE CONTRACTOR SHALL VERIFY PAVEMENT SECTIONS WITH THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.



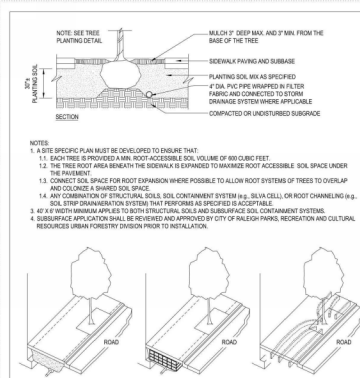
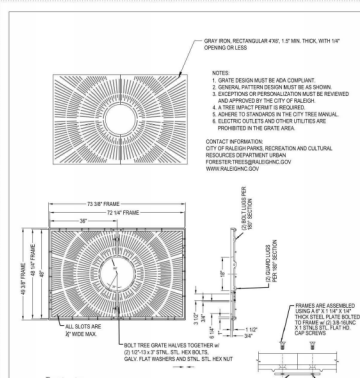
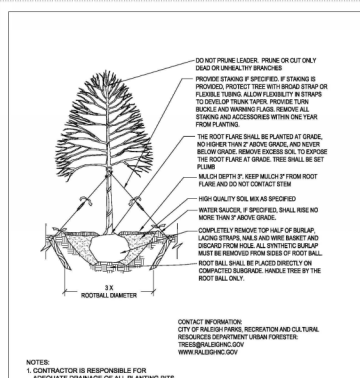
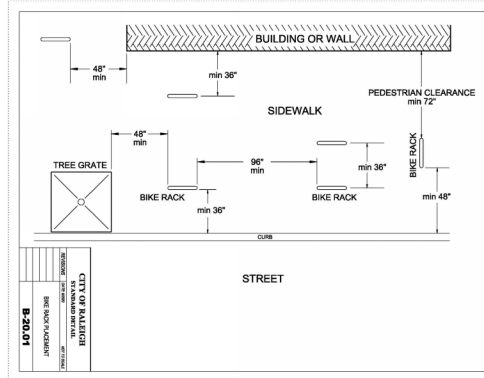
ON-SITE REINFORCED CONCRETE DETAIL
N.T.S.



TYPICAL ACCESSIBLE PARKING SPACE LAYOUT, RAMP AND SIGN LOCATIONS
N.T.S.



ACCESSIBLE PARKING SPACE SIGN
N.T.S.



REVISION	DATE	DESCRIPTION
1	01/01/2017	ISSUED FOR PERMIT
2	01/01/2017	ISSUED FOR PERMIT
3	01/01/2017	ISSUED FOR PERMIT
4	01/01/2017	ISSUED FOR PERMIT
5	01/01/2017	ISSUED FOR PERMIT
6	01/01/2017	ISSUED FOR PERMIT
7	01/01/2017	ISSUED FOR PERMIT
8	01/01/2017	ISSUED FOR PERMIT
9	01/01/2017	ISSUED FOR PERMIT
10	01/01/2017	ISSUED FOR PERMIT

REVISION	DATE	DESCRIPTION
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9	01/01/2017	ISSUED FOR PERMIT
10	01/01/2017	ISSUED FOR PERMIT



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130 PENMAR DRIVE
RALEIGH, NORTH CAROLINA, 27603

REVISIONS

PLAN INFORMATION

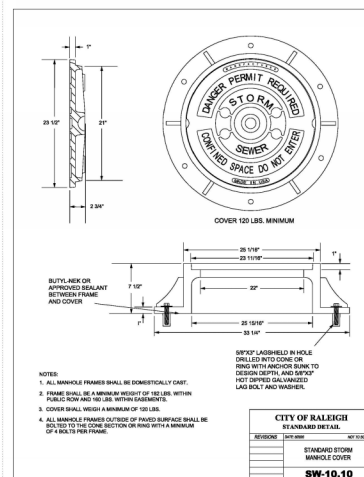
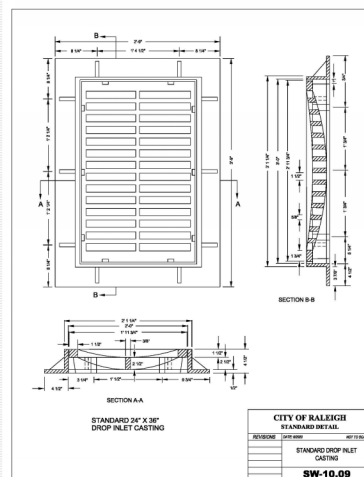
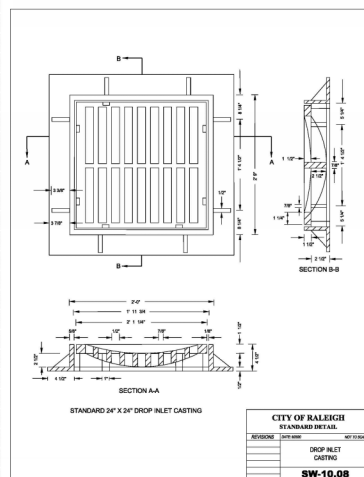
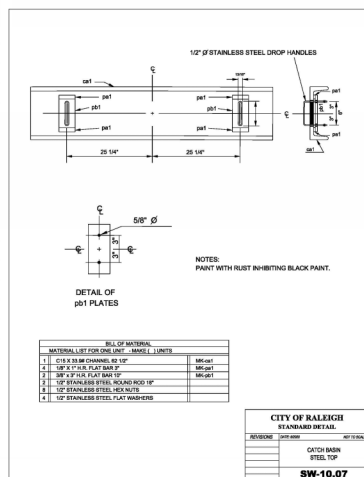
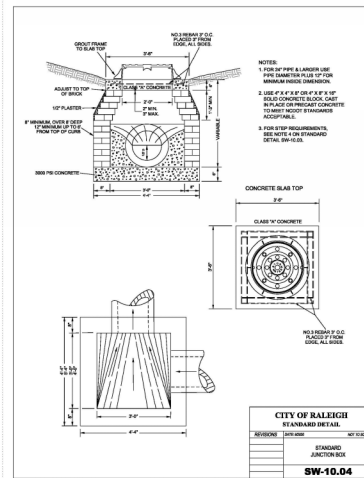
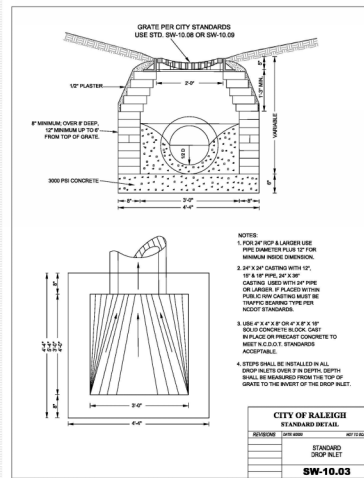
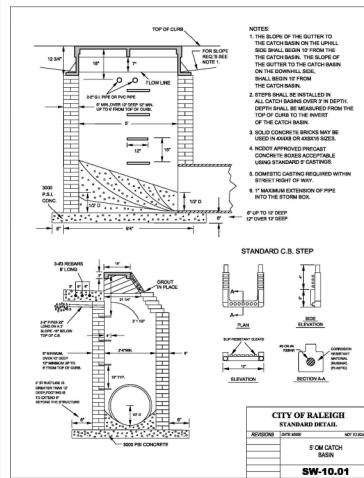
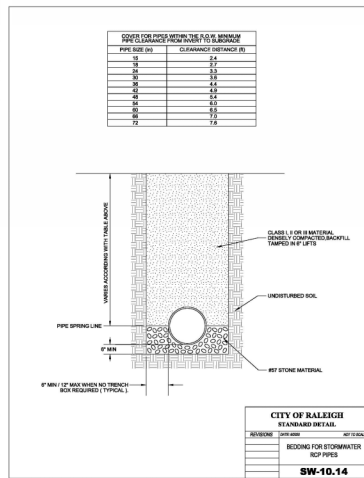
PROJECT NO. KAN21007
FILENAME KAN21007-ASR-01
CHECKED BY CGH
DRAWN BY CDR
SCALE NTS
DATE 09.23.2022

SITE DETAILS

C8.02

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



REVISIONS

PLAN INFORMATION

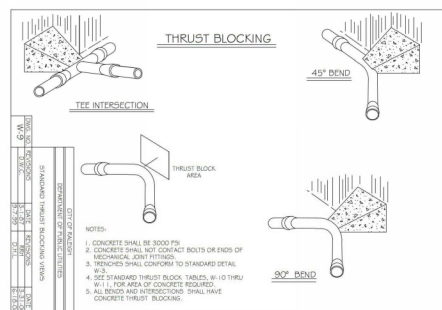
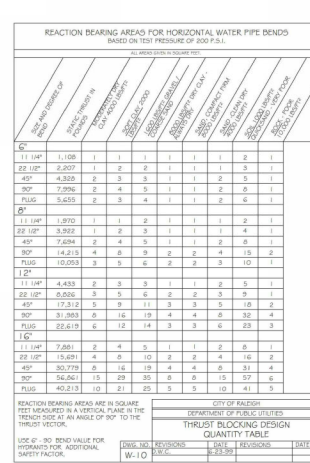
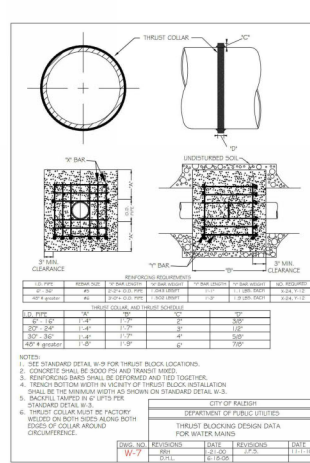
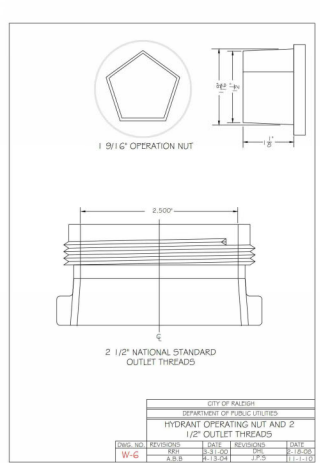
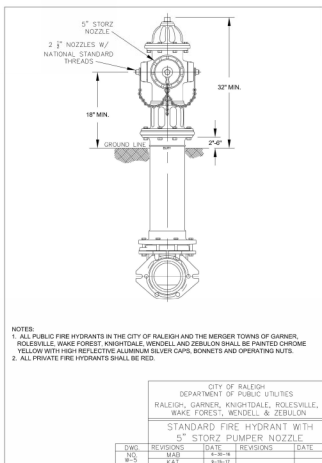
PROJECT NO. KAN21007
FILENAME KAN21007-ASR-D1
CHECKED BY CGH
DRAWN BY CDR
SCALE NTS
DATE 09.23.2022
SHEET

STORM DRAINAGE DETAILS

C8.03

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



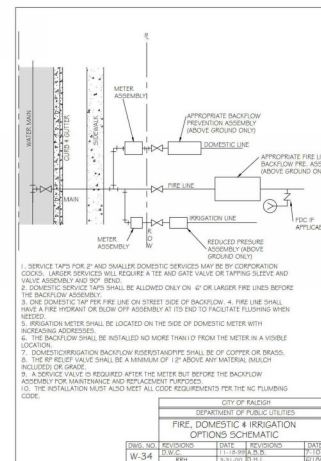
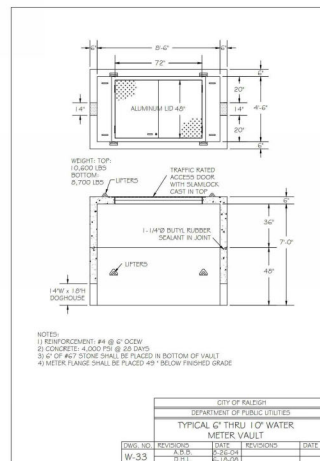
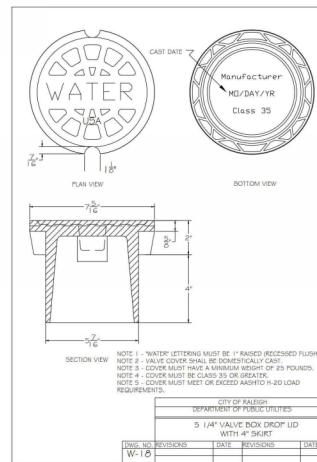
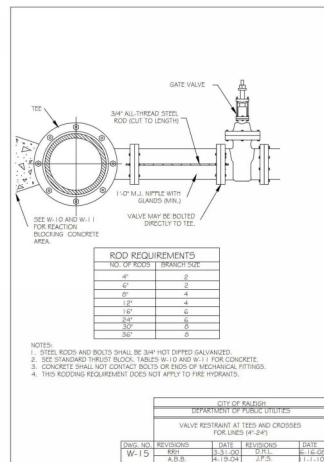
REACTION BARRING DATA FOR HORIZONTAL WATER PIPE BENDS (BASED ON TEST PRESSURE OF 300 P.S.I.)									
ALL REINFORCEMENT IS SQUARE TYPE									
PIPE SIZE INCHES	REINFORCEMENT TYPE AND SIZE	NO. OF REINFORCEMENT BARS	NO. OF REINFORCEMENT BARS	NO. OF REINFORCEMENT BARS	NO. OF REINFORCEMENT BARS	NO. OF REINFORCEMENT BARS	NO. OF REINFORCEMENT BARS	NO. OF REINFORCEMENT BARS	NO. OF REINFORCEMENT BARS
6"		1	1	1	1	1	1	1	1
8"	11 14"	1,207	1	1	1	1	1	1	1
12 1/2"	1,207	2	2	2	2	2	2	2	2
45"	4,329	3	3	3	3	3	3	3	3
30"	7,076	5	5	5	5	5	5	5	5
FLUG	5,625	2	3	4	1	1	2	6	1
12"		1,270	1	1	2	1	1	1	2
8"	11 14"	3,922	1	2	3	1	1	1	4
45"	7,624	4	4	5	1	1	2	8	1
30"	10,053	5	5	6	2	2	3	10	1
FLUG	10,053	5	5	6	2	2	3	10	1
12 1/2"		4,433	2	3	3	1	1	2	5
8"	11 14"	5,026	5	5	6	2	2	3	9
45"	17,212	5	5	6	3	3	5	18	2
30"	22,179	6	12	16	19	1	2	26	4
FLUG	22,618	6	12	14	3	3	6	23	3
16"		7,681	2	4	5	1	1	2	8
12 1/2"	15,691	4	6	10	2	2	4	16	2
45"	20,778	5	10	12	3	3	6	21	4
30"	56,561	15	25	35	6	6	15	69	9
FLUG	40,213	10	21	25	5	5	10	41	5

REINFORCEMENT BARS ARE IN SQUARE TYPE				REINFORCEMENT OF 100% BENDS	
TEST METHOD IN A HORIZONTAL PLANE IN THE TENSILE ZONE AT AN ANGLE OF 90° TO THE TENSILE ZONE				THRU-PUT BLOCKING DESIGN QUANTITY TABLE	
				DEFINITIONS OF THE BLOCK DESIGN	
PIPE SIZE	REINFORCEMENT TYPE AND SIZE	NO. OF REINFORCEMENT BARS	NO. OF REINFORCEMENT BARS	NO. OF REINFORCEMENT BARS	NO. OF REINFORCEMENT BARS
W.O.	W.O.	W.O.	W.O.	W.O.	W.O.
10"	11 14"	1,207	1	1	1
12 1/2"	1,207	2	2	2	2
45"	4,329	3	3	3	3
30"	7,076	5	5	5	5
FLUG	5,625	2	3	4	1

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



C8.04



ENTERTAINMENT VENUE
DOWNTOWN SOUTH - LOT 17
ADMINISTRATIVE SITE REVIEW
130 PENMARC DRIVE
RALEIGH, NORTH CAROLINA, 27603

REVISIONS

PLAN INFORMATION

PROJECT NO.	KAN21007
FILENAME	KAN21007-ASR-D1
CHECKED BY	CGH
DRAWN BY	CDR
SCALE	NTS
DATE	09.23.2022

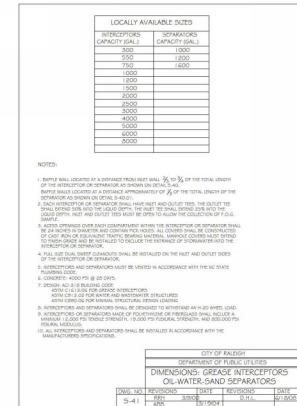
SHEET

WATER DETAILS

C8.05

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



SEWER DETAILS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

GENERAL NOTES

1. PRIOR TO CONSTRUCTION, ANY DISCREPANCIES IN THE PLANS AND NOTES SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION.
2. PRIOR TO ANY CONSTRUCTION OR PLACEMENT OF ANY FOOTING, THE ONSITE EROSION CONTROL ENGINEER SHALL INSPECT THE EXISTING AREA FOR EROSION CONTROL. THE CONCRETE AREA TO BE SPREAD SHALL BE SPREAD WITHIN 5' OF THE SUBGRADE LEVEL. IF THE CONTRACTOR CONSTRUCTS AND COVERS UP THE SCUM AREA TO INSPECTION, THEN THIS AREA SHALL BE UNCOVERED AND TESTED TO THE ENGINEER'S AND OWNER'S APPROVAL AT THE CONTRACTOR'S EXPENSE.
3. THE FACILITY SHALL NOT BE USED AS A TEMPORARY EROSION CONTROL DEVICE (E.E. SEDIMENT TRAP OR SEDIMENT BASIN) DURING CONSTRUCTION.
4. ALL COMPONENTS OF THE SCUM SYSTEM (EISTERN, JUNK, JUNKER CONNECTIONS, ORDNANCE, ACCESS MANHOLES, ETC.) SHALL BE DESIGNED BY OTHERS. ANY VARIATIONS OR CHANGES MADE FROM THESE SPECIFICATIONS AND DRAWINGS (WHICH ARE PART OF THE CONTRACT) SHALL BE APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE UNDERGROUND SCUM, ALONG WITH ITS RESPECTORS, IS ALSO FOR OTHERS. THE JOHN R. MADAGAN ENGINEERING FIRM SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SCUM SYSTEM, INCLUDING THE DESIGN OF THE UNDERGROUND SCUM SYSTEM.
5. ALL PIPE, JUNKER CONNECTIONS AND JOINTS ASSOCIATED WITH THE SCUM SYSTEM SHALL BE WATER TIGHT. THE MECHANISM FOR ACHIEVING THIS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR REVIEW.
6. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT REQUIRED FOR THE UNDERGROUND SCUM SYSTEM. THE SCUM SYSTEM SHALL BE ANTI-CORRODED THAT POURING WILL BE NECESSARY IN THE DRAINAGE AREAS. THE SCUM SYSTEM SHALL BE FILL WITHIN THIS AREA (FOR OTHER AREAS AS NECESSARY). THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SCUM SYSTEM, INCLUDING THE DESIGN OF THE UNDERGROUND SCUM SYSTEM. THE SCUM SYSTEM SHALL BE FILL WITHIN THIS AREA (FOR OTHER AREAS AS NECESSARY). THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SCUM SYSTEM, INCLUDING THE DESIGN OF THE UNDERGROUND SCUM SYSTEM.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADHERE TO ALL CURRENT GSA REGULATIONS FOR CONTINUED PROTECTION OF THE SCUM SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SCUM SYSTEM, INCLUDING THE DESIGN OF THE UNDERGROUND SCUM SYSTEM.
8. ALL PIPE PENETRATIONS THROUGH A CONCRETE OR CMP STRUCTURE (E.E. EISTERN, STORM DRAINAGE MANHOLES, ETC.) SHALL BE MADE WATER TIGHT USING NON-CORROSIVE CEMENTitious GROUT.
9. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY OF THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SCUM SYSTEM, INCLUDING THE DESIGN OF THE UNDERGROUND SCUM SYSTEM.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SCUM SYSTEM, INCLUDING THE DESIGN OF THE UNDERGROUND SCUM SYSTEM.

STORMWATER MANAGEMENT SYSTEM MATERIAL SPECIFICATIONS

3. THE STORMWATER MANAGEMENT SYSTEM IS TO BE DESIGNED BY OTHERS, ANY CHANGES TO THE PLANS SHALL BE PROVIDED TO THE DESIGN ENGINEER FOR REVIEW. PRIOR TO INSTALLATION, SHOP DRAWINGS OF THE STORMWATER MANUFACTURED COMPONENTS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR REVIEW.
4. ACCESS RISERS SHALL BE INSTALLED PER STRUCTURAL SPECIFICATIONS; ACCESS STEPS / LADDERS SHALL BE ATTACHED TO THE RISERS TO ALLOW FOR ACCESS INTO THE STORMWATER MANUFACTURED COMPONENT.
5. ALL HDPE PIPES SHALL BE ADRK N2 AND DPIPE PER ADRK N2 REQUIREMENTS, UNLESS OTHERWISE NOTED. PIPES SHALL BE JOINED USING COMPOUND JOINTS OR FLANGE JOINTS AT LEAST TWO JOINTS PER CONNECTION ON EACH END OF THE PIPE. STANDARD CONNECTIONS SHALL MEET OR EXCEED THE SOIL-TIGHT SPECIFICATIONS OF ASSAHT MS02, ASSHT M04, OR ASSHT M06, WHICHEVER APPLIES.
6. CONTRACTOR SHALL MEET MANUFACTURER/BUILDING REQUIREMENTS, ONCE GEOLOGICAL CONDITIONS ARE ENSURE SATISFACTORY FOUNDATION CONDITIONS ARE PRESENT
7. ALL POURED CONCRETE SHALL BE MINIMUM 30MP (28 DAY) UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL INSTALL THE ENTIRE SYSTEM PER MANUFACTURER/SPECIFICATIONS. CONTRACTOR TO PROVIDE A LETTER FROM MATERIAL SUPPLIER'S STATING MATERIALS MEET THE SPECIFIED STANDARDS PRIOR TO INSTALLATION.
9. COVER AND REMOVAL OF SITE CONDITIONS TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE SYSTEM TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

ON SPECIFICATIONS

FOUNDATION NOTES

- [illegible]

BEDDING NOTES

1. THE EXCAVATION SUB GRADE MUST BE TRANSIT LEVEL.
2. THE EXCAVATION PIT SHALL BE LINED ON THE BOTTOM AND ALL FOUR SIDES WITH A NON-WOVEN GEO-TEXTILE (GEO-TEXTILE #403 OR EQUIVALENT) APPROVED BY THE DNR'S GEO-TECHNICAL ENGINEER. SHALL APPROVE FABRIC FOR USE.
3. THE SUBGRADE FOR THE DETENTION SYSTEM WILL BE A CONCRETE SLAB, OR CLEAN GRANULAR MATERIAL WITH A MAXIMUM AGGREGATE SIZE OF 3/4". THE BEDDING SHALL BE FREE FROM ROCK FORMATIONS, PROTRUDING STONES, FROZEN LUMPS, RIVERSIDE DEBRIS, OR OTHER OBSTACLES.
4. PREPARE THE SUBGRADE FOR THE DNR'S GEO-TECHNICAL ENGINEER'S GUIDANCE (APPROXIMATELY 4" BELOW GRADE) ON WHICH SLABS WILL SET. THE BEDDING MATERIAL SHOULD BE GRADED SUCH THAT A SMOOTH UNIFORM GRADE IS ESTABLISHED TO ALLOW FOR OPTIMUM PLACEMENT OF THE CISTERN.
5. THE SUBGRADE MUST SUPPORT THE CISTERN WITHOUT DIFFERENTIAL SETTLEMENT BETWEEN PIECES.
6. IF CONSTRUCTION EQUIPMENT WILL BE OPERATING FOR AN EXTENDED PERIOD OF TIME ON THE BEDDING, THEN THE

CISTERN CONSTRUCTION NOTES

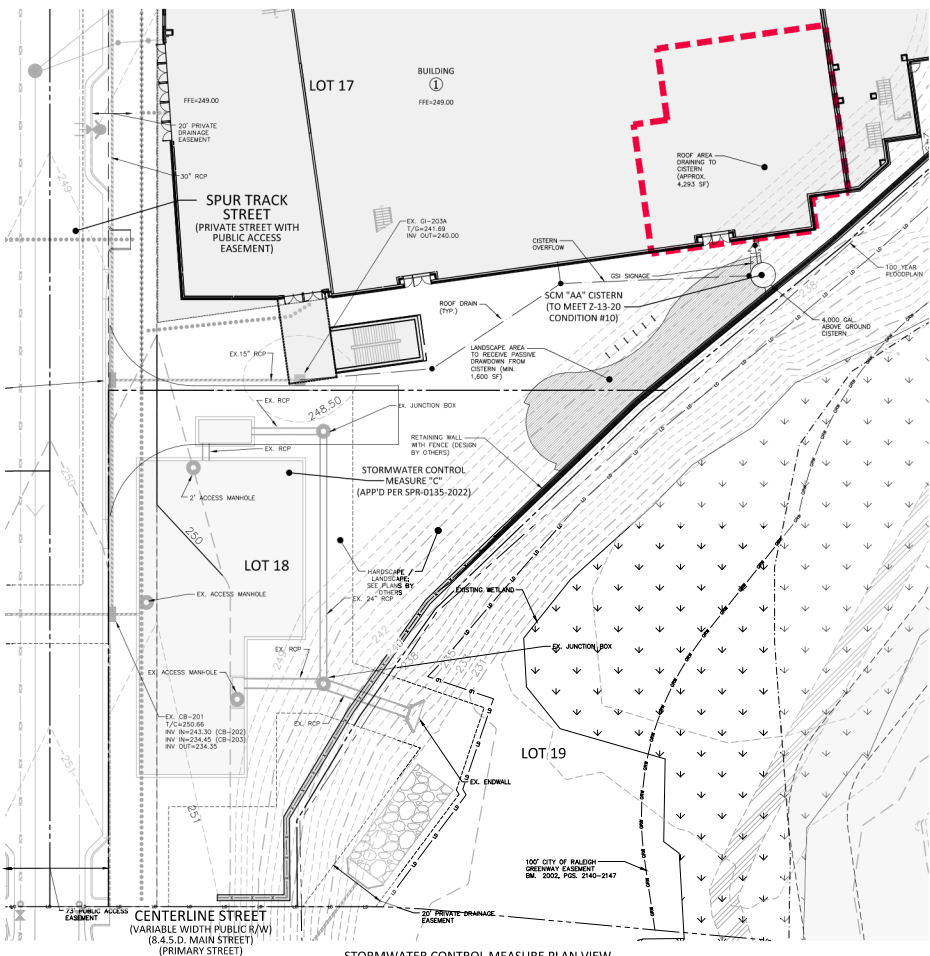
1. CISTERN CONFIGURATION IS TO BE DESIGNED AND PROVIDED BY OTHERS.
2. ABSOLUTELY NO RUNOFF SHALL ENTER THE CISTERN UNTIL ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED.

SYSTEM TESTING NOTES

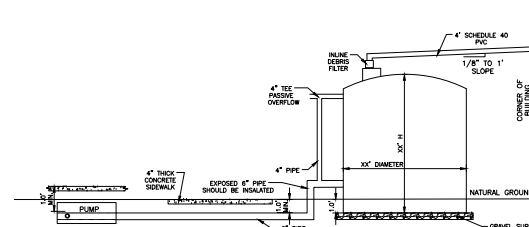
PRIOR TO PLACEMENT OF BACKFILL MATERIAL, CONTRACTOR SHALL TEST FOR WATER TIGHTNESS. ENTRANCES AND EXITS SHALL BE PLUGGED AND THE SYSTEM COMPLETELY FILLED WITH WATER TO DEMONSTRATE WATER TIGHTNESS. WATER TIGHTNESS MEANS NO SIGNIFICANT LEAKAGE AS DETERMINED BY THE DESIGN AND STRUCTURAL ENGINEER FOR A PERIOD OF 24 HOURS. CONTRACTOR SHALL CALL AND SCHEDULE THE FIELD TESTING OF THE SYSTEM (BOTH WATER-TIGHTNESS AND FLOW DISTRIBUTION) WITH THE ENGINEER AT LEAST 2 WORKING DAYS PRIOR TO THE TEST. THE CONTRACTOR SHALL PROVIDE WRITTEN REPORTS TO THE ENGINEER VERIFYING THE WATER TIGHTNESS OF THE STORMWATER UNIT.

STATEMENT OF RESPONSIBILITY

1. ALL REQUIRED MAINTENANCE AND INSPECTIONS OF THIS FACILITY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, PER THE EXECUTED OPERATION AND MAINTENANCE AGREEMENT FOR THIS FACILITY.



STORMWATER CONTROL MEASURE PLAN VIEW



GENERIC RAINWATER HARVESTING SYSTEM SIDE VIEW
N.T.S.

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.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

GSI SIGNAGE DETAIL
N.T.S.



MCADAMS

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Raleigh, NC 27603
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license number: C-0293, C-187

www.mcadamsco.com

CLIENT

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

KANE
REALTY CORPORATION

ENTERTAINMENT VENUE
DOWNTOWN SOUTH - LOT 17
ADMINISTRATIVE SITE REVIEW
130 PENNMARC DRIVE
RALEIGH, NORTH CAROLINA, 27603

REVISIONS

NO.	DATE	
1	11. 14. 2022	REVISED PER 1ST COR COMMENTS
2	01. 11. 2023	REVISED PER 2nd COR COMMENTS
3	03. 16. 2023	REVISED PER 3rd COR COMMENTS

PLAN INFORMATION

PROJECT NO.	KAN21007
FILENAME	KAN21007-ASR-SWAA
CHECKED BY	JRB
DRAWN BY	CHS
SCALE	1"=30'
DATE	01. 11. 2023

SHEET

GSI / CISTERN PLAN VIEW

C9.00

MANAGEMENT SYSTEM PRIOR TO INSPECTION. THEN THE AREA SHALL BE UNCOVERED AND TESTED TO THE ENGINEER'S AND OWNER'S APPROVAL AT THE CONTRACTOR'S EXPENSE.

5. THE FOUNDATION SUBGRADE SHALL BE GRADED TO A UNIFORM OR SLIGHTLY SLOPING GRADE PRIOR TO PLACEMENT OF THE BEDDING MATERIAL. IF THE FOUNDATION SUBGRADE WILL BE EXPOSED FOR AN EXTENDED PERIOD OF TIME DURING CONSTRUCTION, THEN IT SHOULD BE GRADED TO A SLIGHT SLOPE SUCH THAT SATURATION OF THE SUBGRADE DOES NOT OCCUR.

6. THE BEDDING MATERIAL FOR THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM SHALL BE SPECIFIED BY THE ON-SITE GEOTECHNICAL ENGINEER. TYPICALLY A WELL-GRADED ANGULAR MATERIAL WILL BE USED FOR THE BEDDING. PLEASE NOTE THAT IF CONSTRUCTION EQUIPMENT WILL BE OPERATING FOR AN EXTENDED PERIOD OF TIME ON THE BEDDING, THEN THE APPROPRIATE MEASURES (E.G. ENGINEERED FABRIC, STIFF GEOTEXTILE, ETC.) SHALL BE TAKEN TO ENSURE THE INTEGRITY OF THE BEDDING IS NOT COMPROMISED.

7. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE, AND MAINTAIN ANY PUMPING EQUIPMENT, ETC. NEEDED FOR REMOVAL OF WATER FROM THE EXCAVATION. IT IS BEST TO BEGIN THE CONSTRUCTION OF THE DETENTION SYSTEM AT THE DOWNSTREAM AND UPSTREAM CUTOFF ALREADY CONSTRUCTED TO ALLOW A ROUTE FOR WATER TO ESCAPE.

8. FOUNDATION DRAINS ARE REQUIRED FOR THE UNDERGROUND SON SYSTEM. THE FOUNDATION DRAIN SYSTEM SHALL BE INSTALLED WITHIN THE EXCAVATION AND SHALL BE TO THE NEAREST STORM SEWER RILEY JUNCTION BOX WITH INVERT LOWER THAN THE INVERT OF THE FOUNDATION DRAIN. THE FOUNDATION DRAIN SYSTEM SHALL NOT BE TIED INTO THE UNDERGROUND SON AT ANY POINT. THE ON-SITE GEOTECHNICAL ENGINEER WILL DETERMINE THAT FOUNDATION DRAINS ARE NOT NECESSARY. A WALL CUTOFF SHALL BE DESIGN ENGINEER.

SYSTEMS TESTING NOTES

9. HOW TO TEST: AFTER THE INITIAL MATERIAL AND STORM FILTER CARTRIDGES, CONTRACTOR SHALL TEST FOR WATER TIGHTNESS. INTRUSIONS, NO LEAKS SHALL BE PLUGGED AND THE SYSTEM COMPLETELY FILLED WITH WATER TO DEMONSTRATE WATER TIGHTNESS. WATER TIGHTNESS AREAS NO SIGNIFICANT LEAKAGE FOR A PERIOD OF 24 HOURS. SIGNIFICANT LEAKAGE TO BE DETERMINED BY THE TESTING ENGINEER. CONTRACTOR SHALL CALL AND SCHEDULE THE FIELD TESTING OF THE SYSTEM (WATER TIGHTNESS) WITH THE OWNER AT LEAST 3 WORKING DAYS PRIOR TO THE TEST. THE CONTRACTOR SHALL PROVIDE WRITTEN RESULTS TO THE ENGINEER VERIFYING THE WATER TIGHTNESS OF THE STORMWATER VALVE.

BEDDING NOTES

1. THE EXCAVATION SURF GRADE MUST BE TRANSIT LEVEL.

2. THE EXCAVATION PIT SHALL BE LINED (ON THE BOTTOM AND ALL FOUR SIDES) WITH A NON WOVEN GEOTEXTILE (TEXT 40) OR APPROVED EQUIVALENT. THE ON-SITE GEOTECHNICAL ENGINEER SHALL APPROVE THE LAYOUT FOR THE LINED AREA.

3. THE SUBGRADE FOR THE DETENTION SYSTEM CAN BE A CONCRETE SLAB OR AN ANGULAR MATERIALS (A MAXIMUM AGRAGGATE SIZE OF 3/4"). THE BEDDING SHALL BE FREE FROM ROCK FORMATIONS, PROTRUSIONS, TREE ROOTS, FROZEN LUMPS, ROOTS, AND OTHER FOREIGN MATTER.

4. PREPARE THE SUBGRADE PER THE ON-SITE GEOTECHNICAL ENGINEER'S DIRECTION. LOCATE THE DETENTION PIT 8" BELOW GRADE ON WHICH SAND WILL SET. THE BEDDING MATERIAL SHOULD BE GRADED SUCH THAT A SMOOTH UNIFORM SURFACE IS ESTABLISHED TO ALLOW FOR OPTIMUM PLACEMENT OF THE SAND FILTER.

5. THE SUBGRADE MUST SUPPORT THE DETENTION SYSTEM WITHOUT DIFFERENTIAL SETTLEMENT BETWEEN PIECES.

6. IF CONSTRUCTION EQUIPMENT WILL BE OPERATING FOR AN EXTENDED PERIOD OF TIME ON THE BEDDING, THEN THE APPROPRIATE MEASURES (E.G. STIFF GEOTEXTILE, ETC.) SHALL BE TAKEN TO ENSURE THE INTEGRITY OF THE BEDDING IS NOT COMPROMISED.

STATEMENT OF RESPONSIBILITY

1. ALL REQUIRED MAINTENANCE AND INSPECTIONS OF THIS FACILITY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, PER THE EXECUTED OPERATION AND MAINTENANCE AGREEMENT FOR THIS FACILITY.



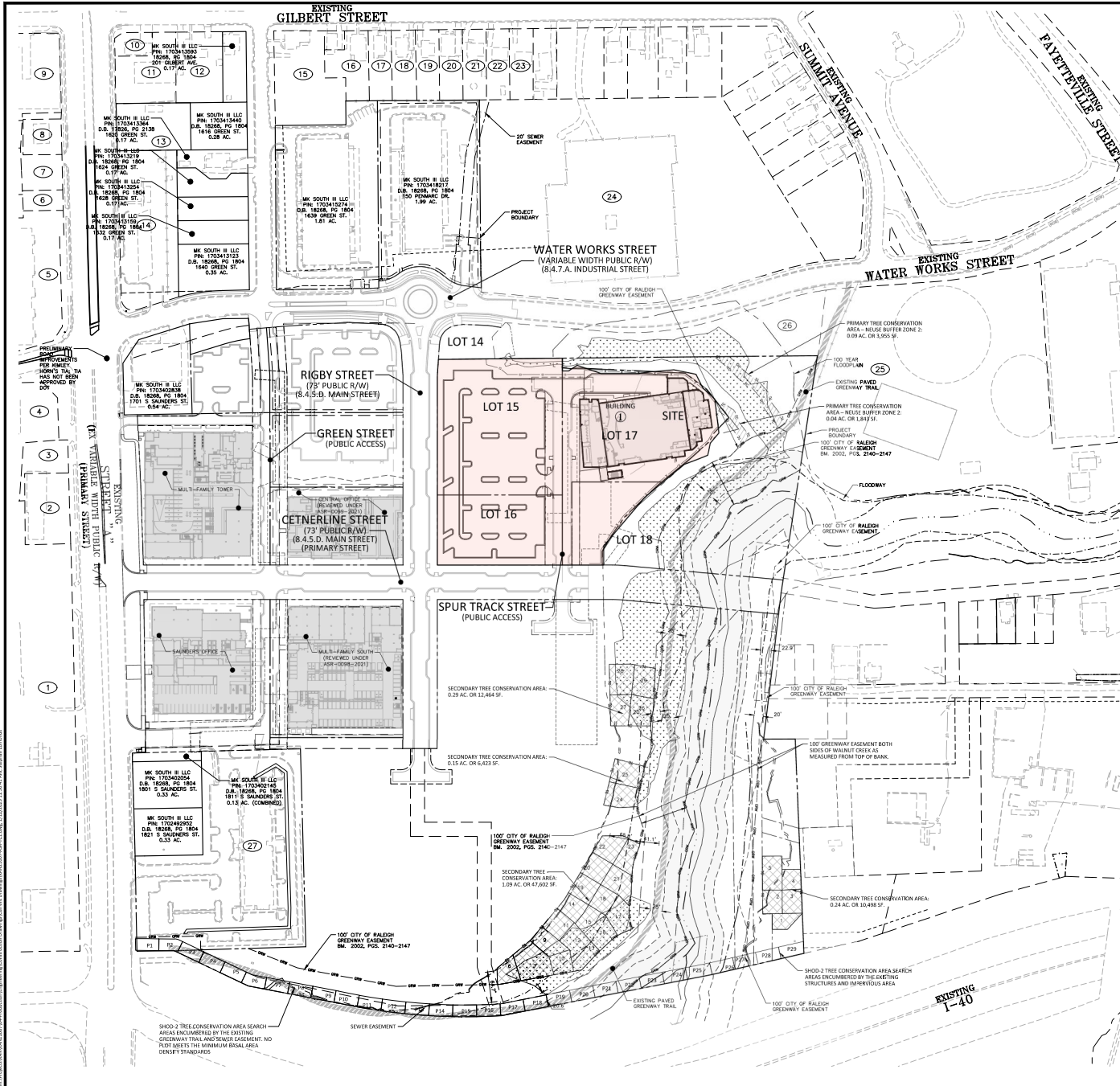
The first of these is the *Journal of the American Medical Association* (JAMA), which has been the most influential journal in the field of general internal medicine. The second is the *New England Journal of Medicine* (NEJM), which has been the most influential journal in the field of clinical medicine. The third is the *Lancet*, which has been the most influential journal in the field of clinical medicine. The fourth is the *British Medical Journal* (BMJ), which has been the most influential journal in the field of clinical medicine. The fifth is the *Annals of Internal Medicine* (AIM), which has been the most influential journal in the field of clinical medicine. The sixth is the *Journal of the American College of Physicians* (JGIM), which has been the most influential journal in the field of clinical medicine. The seventh is the *Journal of the American Geriatrics Society* (JAGS), which has been the most influential journal in the field of clinical medicine. The eighth is the *Journal of the American Society of Nephrology* (ASN), which has been the most influential journal in the field of clinical medicine. The ninth is the *Journal of the American Society of Hypertension* (JASH), which has been the most influential journal in the field of clinical medicine. The tenth is the *Journal of the American Society of Endocrinology* (JASE), which has been the most influential journal in the field of clinical medicine.

NO.	DATE	
1	07.28.2022	REVISIONS PER 1ST COR. COMMENTS
2	08.09.2022	REVISIONS PER 2ND COR. COMMENTS

PLAN INFORMATION	
PROJECT NO.	KAN19020
FILENAME	KAN19020-SWC
CHECKED BY	DCW
DRAWN BY	EAM
SCALE	AS NOTED
DATE	06.10.2022

SHEET
STORMWATER CONTROL
MEASURE 'C' PLAN VIEW

C9.04



TREE CONSERVATION CALCULATIONS:

GROSS SITE AREA:	48.33 ACRES	NO QUALIFYING AREAS
RIGHT-OF-WAY DEDICATION:	7.54 ACRES	0.33 AC. OR 5,784 SF.
NET SITE AREA:	40.89 ACRES	NO QUALIFYING AREAS
TREE CONSERVATION REQUIRED:	4.099 ACRES (10%)	NO QUALIFYING AREAS
TREE CONSERVATION PROVIDED:	4.4 ACRES (11.2%)	NO QUALIFYING AREAS
PRIMARY TREE CONSERVATION AREA - SHED 2:	0.33 AC. OR 5,784 SF.	NO QUALIFYING AREAS
PRIMARY TREE CONSERVATION AREA - NEUSE BUFFER ZONE 2:	0.33 AC. OR 5,784 SF.	NO QUALIFYING AREAS
GREENWAY TREE CONSERVATION AREA:	3.88 AC.	NO QUALIFYING AREAS
SECONDARY TREE CONSERVATION AREA:	1.64 AC. OR 21,355 SF.	NO QUALIFYING AREAS

GREENWAY TREE CONSERVATION:

- WALNUT CREEK GREENWAY (100' GREENWAY EASEMENT BOTH SIDES OF THE STREAM)
 - AN AREA 25' WIDE BASED ON THE EXISTING GREENWAY TRAIL ALIGNMENT HAS BEEN EXCLUDED AS GREENWAY TREE CONSERVATION.
 - EXISTING AND PROPOSED STORM, WATER AND OTHER UTILITY EASEMENTS HAVE BEEN REMOVED FROM THE GREENWAY TREE CONSERVATION AREA CALCULATIONS.
- GROSS WALNUT CREEK GREENWAY EASEMENT ADJACENT: 7.71 AC.
LESS AREA WITHIN EASEMENTS, 25' TRAIL CORRIDOR, ETC.: 4.88 AC.
TOTAL PROPOSED GREENWAY TREE CONSERVATION AREA: 2.83 AC.

TREE CONSERVATION NOTES:

- ANY EXISTING/FORMER UTILITY EASEMENTS IN THE AREA OF THE PROPOSED TREE CONSERVATION AREA MUST BE ABANDONED. WATER LINES AND STORM DRAINAGE PIPES MUST REMAIN IN PLACE WITHIN THE PROPOSED TREE CONSERVATION AREA.
- WITHIN EACH 50-FOOT LINEAR INCLEMENT OF GREENWAY TREE CONSERVATION AREAS THAT DO NOT CONTAIN TREES, A MINIMUM OF 2 SHADE TREES MUST BE PLANTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. PLANTED SHADE TREES MUST BE AT LEAST 10 GALLON CONTAINER SIZE AND FREE OF CIRCLING ROOTS AT TIME OF PLANTING. SEE LANDSCAPE PLANS FOR ADDITIONAL GREENWAY TREE CONSERVATION SHADE TREE LOCATIONS.
- THE TREE CONSERVATION AREAS ARE RECORDED IN S.M. 2022, PAGES 2140-2147.
- NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING, BUT NOT LIMITED TO: CLEARING, GRADING, FENCING, AND INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY TREE CONSERVATION AREA, WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

LEGEND

	PRIMARY TCA AREA
	SECONDARY TCA AREA
	EXISTING WETLAND
	EXISTING GREENWAY TRAIL



REVISIONS

NO.	DATE
-----	------

PLAN INFORMATION

PROJECT NO.	KAN21007
FILENAME	2021110116-TC1
CHECKED BY	CMV
DRAWN BY	JRB
SCALE	1" = 100'
DATE	01.11.2023

SHEET

TREE CONSERVATION PLAN

L2.00

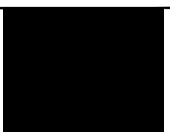
The John R. McAdams Company, Inc.
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license number: C-0293, C-187
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CLIENT

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



ENTERTAINMENT VENUE
DOWNTOWN SOUTH - LOT 17
ADMINISTRATIVE SITE REVIEW
130 PENMAR DRIVE
RALEIGH, NORTH CAROLINA, 27603



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GENERAL LANDSCAPE NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO CONSTRUCTION.
5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURAL, SITE AND GRADING PLANS.
7. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
9. 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 BE EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.

10. 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.
11. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. INVOICED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
12. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GIVING JURISDICTION PRIOR TO ANY HOLE BEING DUG.

13. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/VEGETATION IF NOT SPECIFICALLY SHOWN.
14. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.

15. PROPOSED TREES TO BE PLANTED A MINIMUM 20 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
16. PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.

17. CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SEAL, CHISELS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TWIGS, OR OTHER EXTRANEOUS MATERIAL.

18. LOOSEN SURGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FRESH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD PLANTING SOIL OR SURGRADE IF FROZEN, MOIST, OR EXCESSIVELY WET.

19. IF IMPORTED TOPSOIL IS REQUIRED, THE SURGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL, FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE TOPSOIL WITH THE EXISTING REPRESENTATIVE OR LANDSCAPE ARCHITECT.

20. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNUSABLE 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.

21. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM RADIUS FROM BASE OF TREE TO THE OUTLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.

22. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEEPING, WHIPPING, AND OTHER HANDLING AND TRIM DAMAGE. DO NOT REMOVE OR BEND THE TREES OR SHRUBS IN A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.

23. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO PROTECT THE WAY OF SUN SCALD. PROTECT STAGNANT TREES ARE STAGNANT UNWET AND SPACED UNLESS IMMEDIATELY INSTALLED. SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.

24. SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.

25. EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISP

26. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO

27. REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.

28. DRINK GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNFORMING FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. SOIL AND PAVE. REMOVE RIDGES, AND SMALL OBSTRUCTIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE

LANDSCAPE CALCULATIONS

PARKING LOT TREE COVERAGE	73,385 SF
TREES PROVIDED:	27 (12,000 SF)
PROVIDED:	37

NEIGHBORHOOD TRANSITION YARD	150 LF
------------------------------	--------

TYPE 2 PROTECTIVE YARD (3.5:1)	
AVERAGE WIDTH AT LEAST 20' WITH A FENCE BETWEEN 6.5 AND 9 FT IN HEIGHT	
SHADE TREES REQUIRED:	8 (5,000 LF)
UNDERSTORY TREES PROVIDED:	6 (4,000 LF)
SHRUBS PROVIDED:	45 (30,000 LF)

URBAN PLAZA (20,952' SF OUTDOOR AMENITY AREA REQUIRED)	
SEATING REQUIRED:	439 LF (1,000 SF)
SEATING PROVIDED:	439 LF (SEE NOTE 1 BELOW)
2" CALIPER TREES REQUIRED:	23 TREES (1,000 SF)
2" CALIPER TREES PROVIDED:	23 TREES

OUTDOOR AMENITY AREA ELEMENTS REQUIRED:	1
OUTDOOR AMENITY AREA ELEMENTS PROVIDED:	TABLES & EATING AREAS
*PER UDS SECTION 3.5.3.2 OUTDOOR AMENITY AREAS SHALL CONTAIN AT LEAST ONE OF THE FOLLOWING: TABLES, EATING AREAS, FOUNTAINS, ACTIVE RECREATION AREAS, OR PUBLIC ART	

NOTES:

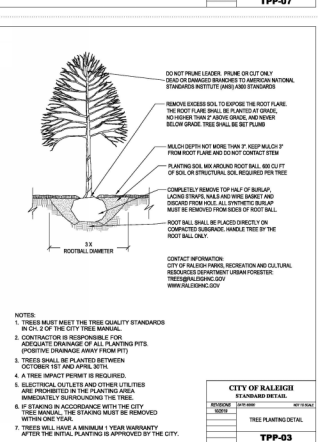
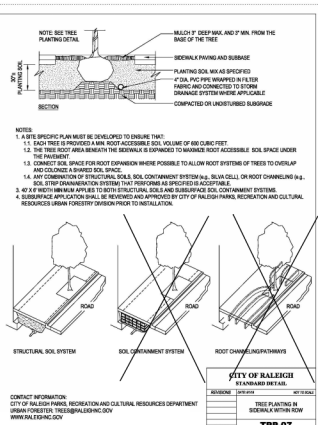
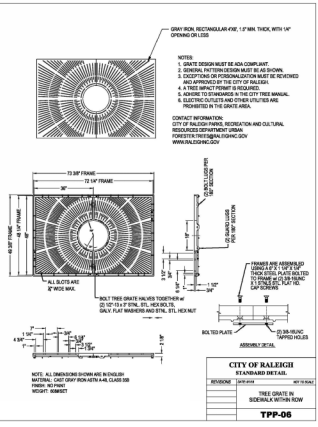
1. SEATING AREAS INCLUDE BENCHES, OUTDOOR DINING TABLES, MOVABLE/SEATABLE CHAIRS AND SEAT WALLS. REQUIRED AMENITY AREA SEATING SHALL BE LOCATED WITHIN THE AMENITY AREAS.
2. ALL TREES LOCATED WITHIN IN A SHORT DISTANCE TRIANGULAR SHALL BE LIMBED UP TO A MINIMUM 8' ABOVE FINISHED GRADE AT MATURITY.
3. STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH TREE PLANTING DETAIL TYP-06, TYP-07 BETWEEN OCT 1 AND APRIL 31. A LANDSCAPE AGREEMENT IS NEEDED IF CERTIFICATE OF OCCUPANCY IS REQUIRED OUTSIDE OF THE PLANTING WINDOW. CONTACT THE URBAN FORESTRY INSPECTOR WITH QUESTIONS.
4. STREET TREES MUST BE MAINTAINED FOR A PERIOD OF ONE YEAR FOLLOWING THE CITY'S APPROVAL OF THE STREET TREE PLANTING.
5. PLANTING BEDS AND POTS TO BE IRRIGATED. CONTRACTOR TO PROVIDE COMPLETE IRRIGATION SYSTEM INCLUDING DRAINAGE, TRENCH AND OPERATOR MANUAL. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.
6. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2.09 OF THE CITY TREE MANUAL.
7. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL TYP-01.

PLANT SCHEDULE CODE LANDSCAPE

TREES	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT
•	5	<i>Acer buergerianum</i> / Trident Maple	2" min	8' min
•	4	<i>Amelanchier canadensis</i> / Canadian Serviceberry	-	6' min
•	4	<i>Betula nigra</i> / River Birch	2.5" min	
•	11	<i>Nyssa sylvatica</i> 'NUSHT' / Green Gable™ Tupelo	3" min	10' min
•	2	<i>Taxodium distichum</i> / Bald Cypress	3" min	
•	8	<i>Tilia americana</i> / American Linden	3" min	10' min
•	16	<i>Ulmus parvifolia</i> 'Ailes' TM / Ailes Lacebark Elm	2" min	8' min
•	20	<i>Ulmus parvifolia</i> 'Ailes' TM / Ailes Lacebark Elm	3" min	10' min
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT
⊕	11	<i>Alnus serrulata</i> / Hazel Alder	-	24" Min.
⊕	12	<i>Cephaelis occidentalis</i> 'SMOOS' / Sugar Shadblow Buttonbush	-	24" min
⊕	22	<i>Ostrya amabilis</i> 'hummingbird' / Summersweet	-	24" min
⊕	51	<i>Ilex cornuta</i> 'Needpoint' / Needpoint Holly	-	24" min.
⊕	68	<i>Loropetalum chinense</i> 'Ever Red' / Ever Red Loropetalum	-	24" min

PLANT SCHEDULE STREET TREES (PREVIOUSLY APPROVED FROM CDR CASE # 1508-0008-2022)

TREES	BOTANICAL / COMMON NAME	CAL	HEIGHT
•	<i>Nyssa sylvatica</i> 'NUSHT' / Green Gable™ Tupelo	3" min	10' min
•	<i>Quercus coccinea</i> / Scarlet Oak	2.5" min	14' - 16'
•	<i>Quercus nuttallii</i> 'Battered' / Ruby Springs® Nuttall Oak	3" min	10' min



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

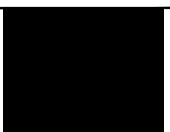
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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250 RALEIGH, NC 27609

KANE
REALTY CORPORATION

ENTERTAINMENT VENUE
DOWNTOWN SOUTH - LOT 17
ADMINISTRATIVE SITE REVIEW
130 PENMAR DRIVE
RALEIGH, NORTH CAROLINA, 27603



REVISIONS

NO.	DATE
-----	------

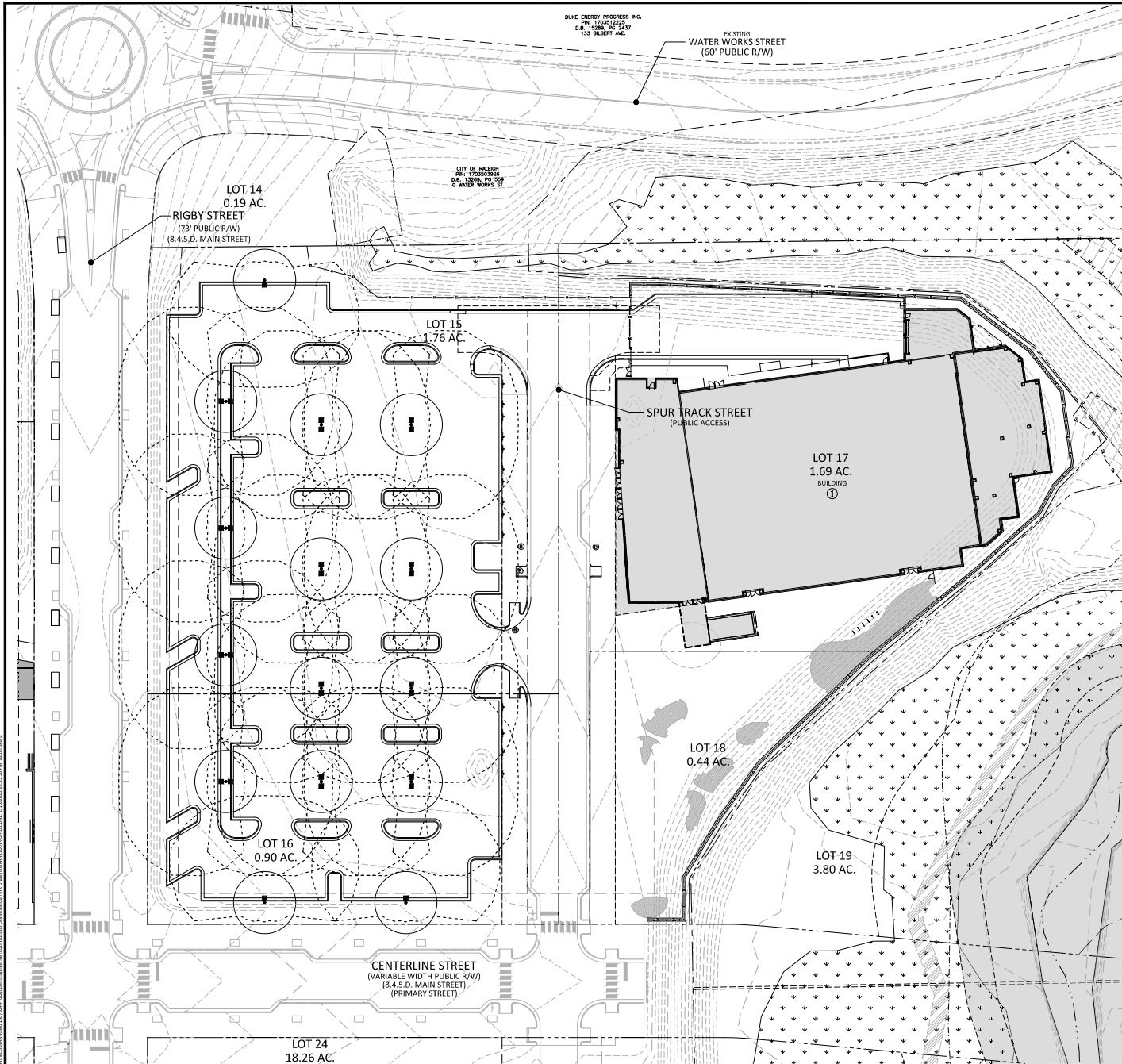
PLAN INFORMATION

PROJECT NO.	KAN21007
FILENAME	KAN21007-ASR-L51
CHECKED BY	JRB
DRAWN BY	PTH
SCALE	
DATE	01. 11. 2023

SHEET

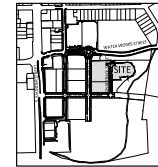
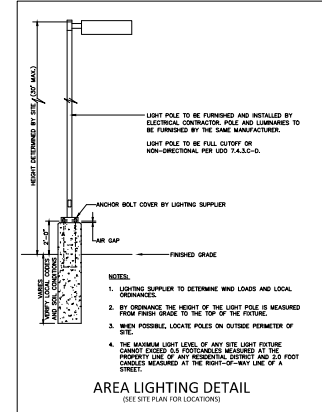
LANDSCAPE DETAILS

L5.02



NOTES:

1. ALL RIGHT-OF-WAY INFRASTRUCTURE AND UTILITY MARKS ARE PROPOSED TO BE CONSTRUCTED IN PHASE 1 AND 2 OF INFRASTRUCTURE DRAWINGS CASE #: SPH-0135-2022



N.T.S.



GRAPHIC SCALE

1" = 10' 0"

SEE SHEET CD-01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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KANE
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ENTERTAINMENT VENUE
DOWNTOWN SOUTH - LOT 17
ADMINISTRATIVE SITE REVIEW
130 PENMAR DRIVE
RALEIGH, NORTH CAROLINA, 27603

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. KAN21007
FILENAME KAN21007-01
CHECKED BY CGH
DRAWN BY CDR
SCALE 1"=30'
DATE 01.11.2023

SHEET

LIGHTING PLAN

L6.00

KANE REALTY CORPORATION

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United States

Gensler

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United States
Tel: 919.823.4300

BUILDING HEIGHT COMPLIANCE - UDD 3.3.2

NUMBER OF STORIES:
MAX ALLOWED: 40
ACTUAL: 3

BUILDING HEIGHT:
MAX ALLOWED: NO MAX
ACTUAL: 68' - 7 1/2"

BLANK WALL AREA COMPLIANCE - UDD 3.3.5

N/A - PRIVATE STREET FRONTAGE

TRANSPARENCY COMPLIANCE - UDD 3.3.6

N/A - PRIVATE STREET FRONTAGE

PORTION OF BUILDING
VISIBLE BEYOND

SITE SECURITY FENCE
AND INTEGRAL GATE

GREEN SCREEN
METAL WALL SYSTEM

BUILDING MARQUEE W/
DIGITAL SIGNAGE

WOOD FRAMED LAMINATE
PANELS ON STAND-OFFS FOR
TENANT'S GRAPHIC POSTERS

EXTERIOR STAIR BEYOND

LEVEL ROOF VENUE ROOF
68' - 7 1/2"

LEVEL 03 - ELEVATED SLAB
54' - 7 1/2"

LEVEL 03 - LOW ROOF
49' - 2"

LEVEL 02
22' - 2"

LEVEL 01
0' - 0"

01 WEST ELEVATION (FACING SPUR TRACK RD - PRIVATE)

SCALE: 1/16" = 1'-0"

Date	Description
A 06/24/2022	ASR SUBMISSION 01
B 01/11/2023	ASR SUBMISSION 03

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
Downtown South
Entertainment Venue

Project Number
090.3827.100

Description
ZONING EXTERIOR ELEVATIONS

Scale
1/16" = 1'-0"

A2.11

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BUILDING HEIGHT COMPLIANCE - UDD 3.3.2

NUMBER OF STORIES:
MAX ALLOWED: 40
ACTUAL: 3

BUILDING HEIGHT:
MAX ALLOWED: NO MAX
ACTUAL: 68' - 7 1/2"

BUILDING MARQUEE
DIGITAL SIGNAGE

WOOD FRAMED LAMINATE
PANELS ON STAND-OFFS FOR
TENANT'S GRAPHIC POSTERS

STUCCO FINISH AREA TO
RECEIVE ART MURAL

LEVEL ROOF VENUE ROOF
68' - 7 1/2"

LEVEL 03 - ELEVATED SLAB
54' - 7 1/2"

LEVEL 03 - LOW ROOF
49' - 2"

LEVEL 02
22' - 2"

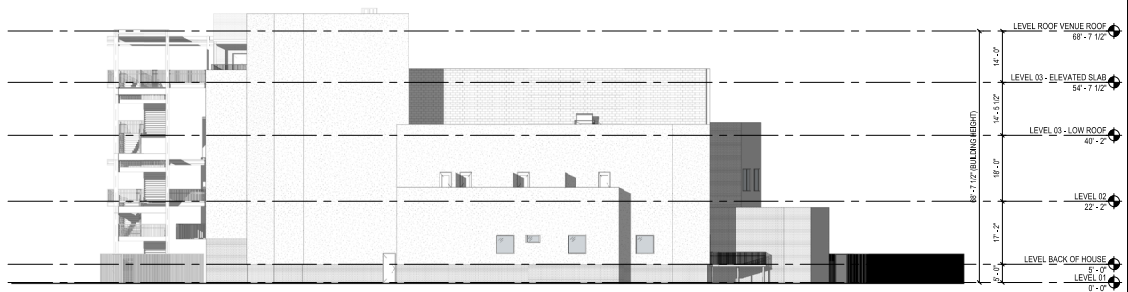
LEVEL BACK OF HOUSE
0' - 0"

ELEV = (+)249.00

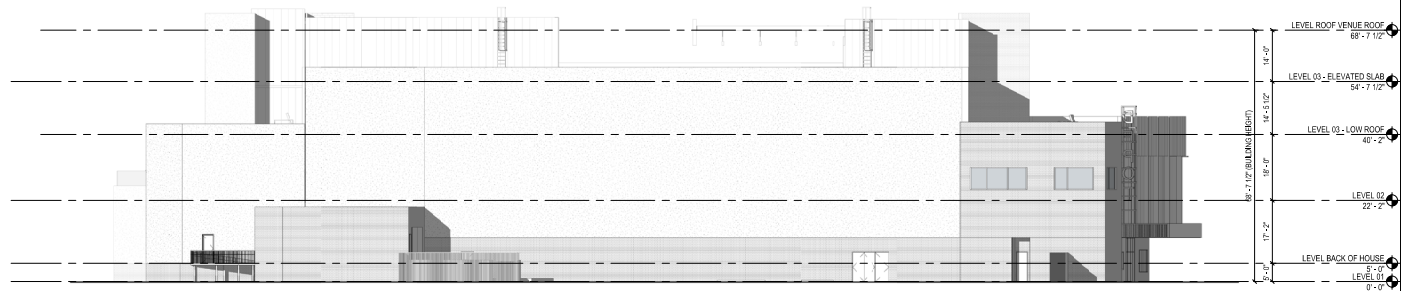
02 SOUTH ELEVATION (FACING PRIVATE PLAZA)

SCALE: 1/16" = 1'-0"

1/15/2023 12:17 PM BIM 360://090.3827.100 - Jones - Downtown South (Ask View Raleigh) Architecture - 60.307.00.04



01 EAST ELEVATION (FOR REFERENCE)
SCALE: 1/16" = 1'-0"



02 NORTH ELEVATION (FOR REFERENCE)
SCALE: 1/16" = 1'-0"

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United States

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Fax 919.239.7829

MCAADAMS
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One Glenwood Ave, Suite 201
Raleigh, NC 27603
United States
Tel 919.823.4300

Date	Description
A 08.24.2022	ASR SUBMISSION 01
B 01.11.2023	ASR SUBMISSION 03

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

Downtown South
Entertainment Venue

Project Number

090.3827.100

Description

ZONING EXTERIOR ELEVATIONS

Scale

1/16" = 1'-0"

A2.12

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