



Administrative Approval Action

Case File / Name: ASR-SR-83-2018
District at 54

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

LOCATION: This site is located on the north side of Chapel Hill Road, east of Corporate Center Drive, at 700 Corporate Center Drive. It is inside the city limits.

REQUEST: Development of a 6.07 acre/264,351 sf tract zoned CX-5-GR-CU into a proposed 1 building, 6 stories, 545,998 square foot/ 330 unit apartment building which includes 233 1-bedroom & 97 2-bedroom units. The proposed development also includes a multi-level 533 space parking deck, on-site amenity and recreational building.

A-46-19: Block Perimeter

Z-36-17: Raleigh Street Design

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: SPR-0133-2020: DSLC - Site Permitting Review/Major [Signature Set]

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated April 24, 2020 by Stewart.

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. The "Most Restrictive Grade" listed on the Average Grade Table, for Building-B, as being 490.54 is listed on the elevations & grade illustrations, from which the building height is taken as noted in Sec.1.5.7.A & TC-17-16.

Public Utilities

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

Stormwater

3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).



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

6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
7. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☒ **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"/>	Sidewalk Easement Required
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<input checked="" type="checkbox"/>	Utility Placement Easement 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:

General

1. A Type C2 Street Protective Yard is required for this project and a note shall be placed on all plats of recording stating this requirement.

Engineering

2. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.
3. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

Public Utilities



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

Urban Forestry

5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.41 acres of tree conservation area.

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

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

General

1. A Type C2 Street Protective Yard is required for this project and a note shall be placed on the final plat stating this requirement.
2. Comply with all conditions of Z-36-17 and A-46-19
3. A detailed description and plans for the proposed retaining wall, along Corporate Center Drive, is submitted with the BLDNR (building review) plans at the time of building permit plans submittal.

Engineering

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

Public Utilities

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

Stormwater

6. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
7. 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).
8. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

Urban Forestry



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9. A fee-in-lieu for 9 street trees along Corporate Center Drive shall be paid to the City of Raleigh (UDO 8.1.10).

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

General

1. All street lights and street signs required as part of the development approval are installed.
2. The proposed development complies with the required lighting plan standards including fixtures, photometric & height standards as noted in UDO Sec.7.4.
3. The proposed and required Type C2 plantings are installed along Chapel Hill Road in the location shown on ASR-SR-83-2018 per Sec.8.5.1.D.4.
4. The freestanding retaining wall along Corporate Center Drive meets the standards per UDO Sec.7.2.8.

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 28, 2023

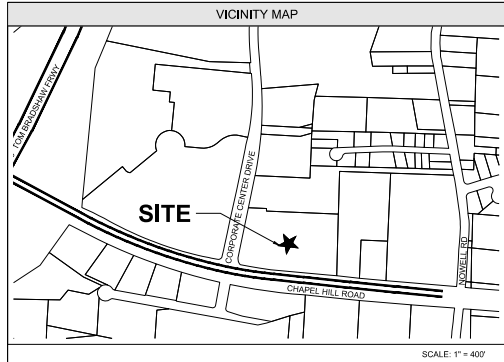
Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

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

I hereby certify this administrative decision.

Signed:  Date: 05/28/2020
Development Services Dir/Designee
Staff Coordinator: Daniel Stegall



DISTRICT AT 54

700 Corporate Center Drive
Raleigh, NC

CITY OF RALEIGH
ADMINISTRATIVE SITE REVIEW
ASR-SR-83-2018
TRANS. NO. 568351

1ST SUBMITTAL..... AUGUST 31, 2018
2ND SUBMITTAL..... OCTOBER 26, 2018
3RD SUBMITTAL..... JUNE 26, 2019
4TH SUBMITTAL..... OCTOBER 25, 2019
5TH SUBMITTAL..... JANUARY 10, 2020
6TH SUBMITTAL..... MARCH 18, 2020
7TH SUBMITTAL..... APRIL 24, 2020

GENERAL NOTES:

- SCOPE OF WORK INVOLVES CONSTRUCTING ONE (1) RESIDENTIAL BUILDING, ONE (1) UTILITY BUILDING, PROVIDING SURFACE PARKING, A PARKING DECK, STORMWATER CONTROL, SITE AMENITIES AND LANDSCAPING.
- WE ACKNOWLEDGE THAT WE HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- ALL PROPOSED OUTDOOR LIGHTING WILL MEET THE STANDARDS OF UDO SEC 7.4.
- ALL HVAC AND/OR MECHANICAL SCREENING WILL BE PROVIDED AT SITE PERMITTING REVIEW AND WILL MEET THE SCREENING STANDARDS OF UDO SEC 7.2.3.
- MAIL SERVICE WILL BE PROVIDED INSIDE BUILDING AMENITY AREA.
- SITE LIGHTING AND PHOTOMETRICS PROVIDED BY DUKE ENERGY, SEE SHEET L7.00.

RIGHT-OF-WAY OBSTRUCTION NOTES:

- LANE AND SIDEWALK CLOSURES OR DETOURS. PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN ALONG WITH A RIGHT-OF-WAY SERVICES APPLICATION TO REQUEST THE DISTRIBUTION PRIOR TO THE START OF WORK TO RIGHTOFWAYSERVICES@RALPH.GOV FOR APPROVAL.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NC DOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL, SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NC DOT STANDARD SPECIFICATION FOR ROADWAY STRUCTURES, NC DOT ROADWAY STANDARD DRAWING MANUAL, AND THE NC DOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROVING), THE ADA STANDARDS FOR ACCESSIBILITY DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

PARKING SUMMARY

UDO SEC 7.4 - REQUIRED PARKING	
1 BDRM UNIT: 1 SPACE PER UNIT + 1 SPACE PER 10 UNITS FOR VISITORS AND	
2 BDRM UNIT: 2 SPACES PER UNIT + 1 SPACE PER 10 UNITS FOR VISITORS.	
COMBINED CAPACITY: 233 + 1 BDRM (233 SPACES) + 97 + 2 BDRM (97 X 2 = 194 SPACES) + VISITORS (330/10 + 33 SPACES) = 480 SPACES.	
INDOOR RECREATIONAL USE: 1 PER 300 SQ. FT. OF GROSS FLOOR AREA (5,059 / 300 = 17). OUTDOOR RECREATIONAL USE: 1 PER 1,000 SQ. FT. OF OUTDOOR USE (26,917 / 1,000 = 27). TOTAL = 44 SPACES. NO ADDITIONAL PARKING WILL BE PROVIDED FOR RECREATIONAL AREAS PER UDO 7.4.3.7. ALL PARKING IS LOCATED WITHIN 400 FEET OF ALL RECREATION USES FOR THE DEVELOPMENT.	460
BICYCLE PARKING 1 SPACE PER 20 UNITS, 4 MIN. (330 / 20 = 17).	
EXISTING	0
PROVIDED	533
PARKING RATIO (513 SPACES / 330 UNITS)	1.62
BICYCLE PARKING PROVIDED	18

Z-36-17 NARRATIVE OF ZONING CONDITIONS AND COMPLIANCE

- THE FOLLOWING USES SHALL BE PROHIBITED AS PRINCIPAL USES ON THE SUBJECT PROPERTY: VEHICLE SALES/RENTAL, BAR, NIGHTCLUB, TAVERN, LOUNGE, ADULT ESTABLISHMENT, VEHICLE FUEL SALES, HELP/PORT SERVING HOSPITALS.
- THE SUBJECT PROPERTY SHALL NOT HAVE MORE THAN 120,000 SQUARE FEET OF STAND ALONE RETAIL USE AND SHALL NOT HAVE MORE THAN 200,000 SQUARE FEET OF OFFICE AND RETAIL USE TOGETHER. PROVIDED THERE IS NO MORE THAN 100,000 SQUARE FEET OF OFFICE USE AND 40,000 SQUARE FEET OF RETAIL USE.
- THE BUILDING FACADES SHALL BE CONSTRUCTED FROM ONE OR MORE OF THE FOLLOWING MATERIALS: GLASS, CONCRETE, AND/OR CLAY BRICK MASONRY. CEMENTITIOUS SIDING, INCLUDING LAP AND PANEL PRODUCTS, NATIVE AND MASONRY STONE, NATURAL WOOD, PRECAST CONCRETE, METAL PANELS AND/OR TERRAZZO. THE FOLLOWING BUILDING MATERIALS SHALL BE PROHIBITED: VINYL SIDING, FIBERBOARD SIDING, PRESSURE TREATED WOOD, SYNTHETIC STUCCO (EIFS), HOWEVER, WINDOW FRAMES, DOOR FRAMES, SOFFITS, AND MISCELLANEOUS TRIM MAY BE CONSTRUCTED OF WOOD, FIBERGLASS, METAL, OR VINYL. CEMENTITIOUS SIDING, INCLUDING LAP AND PANEL PRODUCTS, SHALL NOT EXCEED 55% OF THE BUILDING FACADE MATERIALS.
- STUCCO, BRICK VENEER AND HARD PLANK SIDING. HAND PLANK SIDING WITH NOT EXCEED 55% OF THE FACADE.
- LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF RALEIGH LANDSCAPE ARCHITECTURE STANDARD SPECIFICATION. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF RALEIGH LANDSCAPE ARCHITECTURE STANDARD SPECIFICATION. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF RALEIGH LANDSCAPE ARCHITECTURE STANDARD SPECIFICATION.

SITE DATA

PROJECT NAME:	DISTRICT AT 54
SITE ADDRESS:	700 CORPORATE CENTER DRIVE
WAKE	
PARCEL PIN #:	0774225629
PARCEL OWNER:	KAPLAN COMPANIES
PARCEL AREA:	6.07 AC / 264,351 SF
TOTAL SITE GROSS ACRES:	6.07 AC / 264,351 SF
NET ACRES:	6.07 AC / 264,351 SF
CURRENT ZONING:	CX-S-GR-CU
PROPOSED ZONING:	N/A
OVERLAY DISTRICT:	
FRONTAGE:	GREEN
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	MULTI-FAMILY RESIDENTIAL - 330 UNITS (233 + 1 BDRM, 97 + 2 BDRM)
DENSITY:	54.0 UNITS / AC
FLOOD PLAIN DATA:	N/A
RIVER BASIN:	NEUSE
CONSTRUCTION TYPE:	NEW
MAX BUILDING HEIGHT:	7'0"
PROPOSED BUILDING HEIGHT:	7'0" (SEE ARCHITECTURAL SHEETS)
PROPOSED BUILDING SQUARE FOOTAGE:	545,998 SF
TREE CONSERVATION AREA:	1.41 AC / 61,429 SF (10% OF DISTURBED AREA)
TOTAL LIMITS OF DISTURBANCE:	5.11 AC / 222,539 SF
EXISTING IMPERVIOUS AREA:	0.19 AC / 7,771 SF
PROPOSED IMPERVIOUS AREA:	3.78 AC / 163,914 SF
REQUIRED OUTDOOR AMENITY AREA:	0.60 AC / 26,441 SF
PROPOSED OUTDOOR AMENITY AREA:	0.61 AC / 26,917 SF

INDEX OF DRAWINGS

SHEET #	COVER SHEET	SHEET NAME
C0.00		GENERAL NOTES
C0.10		GENERAL NOTES
C0.20		DOCUMENTING NOTES REFERENCES
C1.00		EXISTING CONDITIONS PLAN
C2.00		DEMOLITION PLAN
C3.00		SITE PLAN
C3.01		AMENITY PLAN
C3.10		EASEMENT PLAN
C3.20		WASTE MANAGEMENT PLAN
C3.30		FINIS ACCESS PLAN
C3.40		GRADING & STORM DRAINAGE PLAN
C5.10		SCM PLAN & DETAILS
C5.11		DRAINAGE NETWORK TABLES
C6.00		UTILITY PLAN
C6.00		SITE DETAILS
C9.01		SITE DETAILS
L1.00		TREE CONSERVATION PLAN
L5.00		PLANTING PLAN
L7.00		SITE LIGHTING PLAN

ARCHITECTURAL PLANS

Sheet #	SHEET NAME
A4.01	BUILDING FIRST FLOOR PLAN
A4.02	BUILDING SECOND FLOOR PLAN
A4.03	BUILDING THIRD FLOOR PLAN
A4.04	BUILDING FOURTH FLOOR PLAN
A4.05	BUILDING FIFTH FLOOR PLAN
A4.06	BUILDING SIXTH FLOOR PLAN
A4.07	BUILDING ROOF FLOOR PLAN
A4.08	EXTERIOR ELEVATIONS (SOUTH, NORTHWEST, & WEST)
A4.09	EXTERIOR ELEVATIONS (NORTH, EAST, SOUTH GARAGE COURTYARD & NORTH GARAGE COURTYARD)
A4.10	UTILITY & STORAGE BUILDING

DOCUMENTING NOTES:

- A DESIGN ADJUSTMENT FOR RELIEF FROM BLOCK PERIMETER HAS BEEN APPROVED PER BOA NUMBER A-46-19 ON 05/13/2019. SEE SHEET C0.20 FOR FULL NARRATIVE.
- A DESIGN ADJUSTMENT FOR RELIEF FROM CROSS ACCESS HAS BEEN APPROVED PER BOA NUMBER A-48-20 ON 03/09/2020. SEE SHEET C0.20 FOR FULL NARRATIVE.
- SLOPE EASEMENT ALONG HWY 54 IS ABANDONED. REFER TO BK017555 PG 00291-00294.
- TRASH AND RECYCLE WILL BE PROVIDED ON SITE AND COLLECTED BY A PRIVATE WASTE MANAGEMENT SERVICE PROVIDER. SEE SHEET C0.20 FOR CORRESPONDENCE.

APPLICATION

DEVELOPMENT SERVICES

Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-866-2495



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

Office Use Only: Transaction #:	Planning Coordinator:
Building Type:	Site Transaction History:
<input type="checkbox"/> Detached	<input type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic
	Administrative Alternate #:

GENERAL INFORMATION

Development name: DISTRICT AT 54
Inside City limits? ☒ Yes ☐ No
Property address(es): 700 CORPORATE CENTER DRIVE

Site P.I.N.(s): 0774225629
Please describe the scope of work, include any additions, expansions, and change of use.
Construct multi-family apartment building with multi-level parking deck, surface parking and site amenity.

Current Property Owner/Developer Contact Name:

NOTE: please attach purchase agreement when submitting this form.
Company: Kaplan Acquisitions, LLC Title: Partner
Address: 777 Post Oak Blvd, Ste 850, Houston, TX 77056
Phone #: (713) 977-5699 Email: GSimpson@KapCorp.com
Applicant Name: Geoffrey Simpson
Company: Kaplan Acquisitions, LLC Address: 777 Post Oak Blvd, Ste 850, Houston, TX 77056
Phone #: (713) 977-5699 Email: GSimpson@KapCorp.com

DEVELOPMENT TYPE + SITE DATE TABLE

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-S-GR-CU	Existing gross floor area (not to be demolished): 0 Existing gross floor area to be demolished: 0
Gross site acreage: 6.07 AC / 264,351 SF	New gross floor area: 545,998 SF
# of parking spaces required: 450	Total of gross (to remain and new):
# of parking spaces proposed: 530	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 6
Existing use (UDO 6.1.4): VACANT	
Proposed use (UDO 6.1.4): RES MULTI-FAMILY	

STORMWATER INFORMATION

Existing Impervious Surface:	Square Feet: 7,771 SF	Proposed Impervious Surface:	Square Feet:
Acre: 0.18 AC		Acre: 0.18 AC	
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If yes, please provide:			
Alluvial soils:			
Flood pool:			
FEMA Map Panel #:			
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 330	Total # of hotel units:
# of bedroom units: 1br: 233 2br: 97 3br:	4br or more:
# of lots: 1	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK

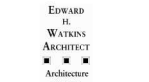
In filing this plan as the property owner(s), I/we do hereby agree and bind my/ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.
I hereby designate, C. ROSS MASSEY, PE, to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development plan. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.
Signature: _____ Date: March 12, 2020
Printed Name: Geoffrey Simpson

CLIENT



KAPLAN COMPANIES
777 POST OAK BLVD SUITE 850
HOUSTON, TX 77056
CONTACT: GEOFFREY SIMPSON
713.977.5699 (T)
GSMPS@KAPCORP.COM

ARCHITECTURE



EDWARD H. WATKINS ARCHITECT
750 BERING DR SUITE 500
HOUSTON, TX 77056
CONTACT: JAMES W. RYDER
713.532.2800 (T)
713.532.5131 (F)
JRYDER@TCH-GROUP.COM

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - GEOMATICS - GEOTECHNICAL



STEWART INC. - LANDSCAPE ARCHITECTURE
CONTACT: COURTNEY LANDOLL, PLA
PROJECT MANAGER
919.866.4749 (T)
CLANDOLL@STEWARTINC.COM
STEWART INC. - CIVIL
CONTACT: ROSS MASSEY, PE
CIVIL ENGINEER
919.866.4751 (T)
919.380.8752 (F)
RMASSEY@STEWARTINC.COM
STEWART INC. - GEOMATICS
CONTACT: FRANK G. MUNDY, S. PLIS
DIRECTOR OF GEOMATICS
919.866.4805 (T)
919.380.8752 (F)
FMUNDY@STEWARTINC.COM
STEWART INC. - GEOTECHNICAL
CONTACT: DON BROWN, PE
MANAGER OF CONSTRUCTION SERVICES
919.866.4805 (T)
919.380.8752 (F)
DBROWN@STEWARTINC.COM

ARBORIST



LEAF & LIMB
511 FAYETTEVILLE ST
RALEIGH, NC 27601
CONTACT: BASIL CAMU
984.212.2419 (T)
BASIL.CAMU@LEAF.LIMB.COM

SITE LIGHTING



DUKE ENERGY
511 NOWELL ST
RALEIGH, NC 27601
CONTACT: GREG STERKEN
919.461.5139 (T)
JSTERKEN@DUKE-ENERGY.COM

Digitally signed by
Jermont Purifyo
Reason: I am approving
this document
Date: 2020.05.26
14:55:38-04'00'



STEWART
223 S. WEST ST., #1100
RALEIGH, NC 27603
T: 919.380.8752
FIRM LICENSE # C-1001
www.stewartinc.com
PROJECT # C.10009

Client:

KAPLAN COMPANIES
777 POST OAK BLVD SUITE 850
HOUSTON, TX 77056
T: 713.977.5699

Consultants:

CLERKLEY WATKINS GROUP
750 BERING DR SUITE 500
HOUSTON, TX 77057
T: 713.532.2800

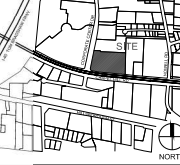
Leaf & Limb

511 NOWELL ST
RALEIGH, NC 27601
T: 984.212.2419

Duke Energy

411 FAYETTEVILLE ST
RALEIGH, NC 27601
T: 919.461.5139

Vicinity map:



Seal:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION



Project:

DISTRICT AT 54

Issued for:

ADMINISTRATIVE SITE REVIEW

No.	Date	Description
1.	10.18.2018	REVIEW PER CITY 1ST COMMENTS
2.	09.29.2019	REVIEW PER CITY 2ND COMMENTS
3.	10.29.2019	REVIEW PER CITY 3RD COMMENTS
4.	01.10.2020	REVIEW PER CITY 4TH COMMENTS
5.	03.16.2020	REVIEW PER CITY 5TH COMMENTS
6.	04.24.2020	REVIEW PER CITY 6TH COMMENTS

revision 05.01.19

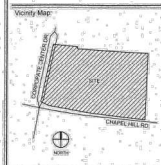
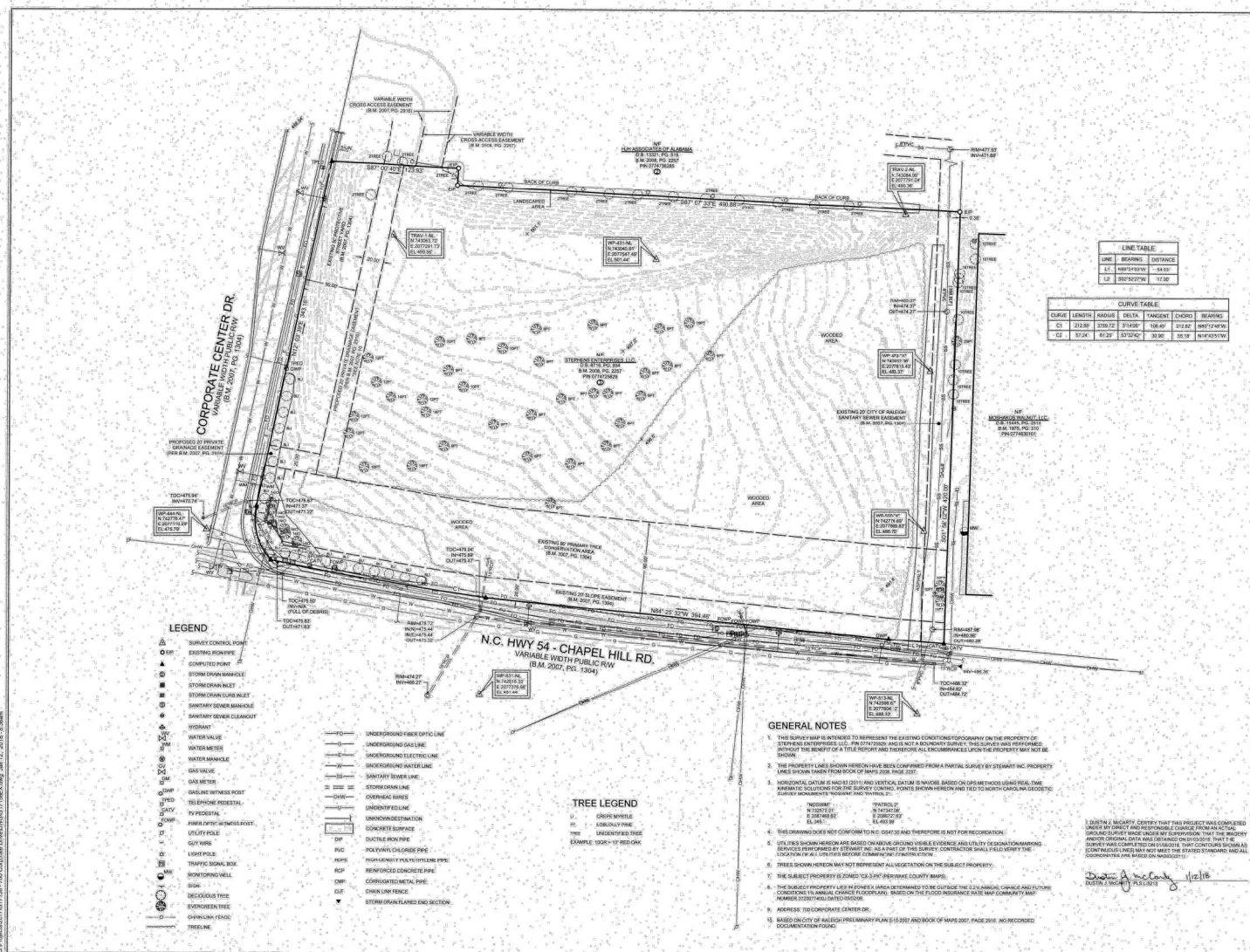
raleighnc.gov

Title:

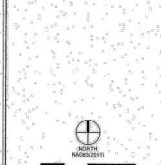
COVER SHEET

Project number: L19059 Sheet #:
Issued Date: 03.17.2020
Drawn by: MTJ
Approved by: CRM

C0.00



CURVE TABLE	
CURVE	DATA
1	21.80' 359.72' 374.50' 108.40' 373.80' 367.10' 373.80'
2	37.24' 61.20' 373.24' 30.80' 38.10' 367.10' 373.80'



Scale: 1"=40'

EXISTING CONDITIONS SURVEY FOR:

700 CORPORATE CENTER DRIVE
MEREDITH TOWNSHIP, CITY OF RALEIGH
WARE COUNTY, NORTH CAROLINA
DATE: 11/05/2018 SCALE: 1"=40'
CONTOUR INTERVAL: 1 FOOT

No.	Date	Description
1	11/05/2018	ADD P.D.E. ACCESS EASEMENT



Project number: 017158 Sheet: 1
Date: 01/02/2018
Drawn by: DJM
Approved by: DJM

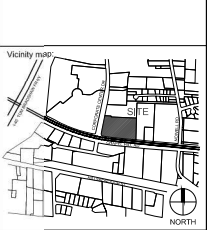


Client:
KAPLAN COMPANIES
777 POST OAK BLVD SUITE 850
HOUSTON, TX 77056
T: 713.977.8899

Consultants:
CLERKLEY WATKINS GROUP
750 BERING DR SUITE 550
HOUSTON, TX 77057
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LEAF & LMB
5111 NOVELL ST
RALEIGH, NC 27607
T: 919.212.2419

DUKE ENERGY
411 FAYETTEVILLE ST
RALEIGH, NC 27601
T: 919.465.6140



Scale: 1"=40'

Scale: 1"=40'

EXISTING CONDITIONS SURVEY FOR:

700 CORPORATE CENTER DRIVE
MEREDITH TOWNSHIP, CITY OF RALEIGH
WARE COUNTY, NORTH CAROLINA
DATE: 11/05/2018 SCALE: 1"=40'
CONTOUR INTERVAL: 1 FOOT

No.	Date	Description
1	11/05/2018	ADD P.D.E. ACCESS EASEMENT



Project number: 017158 Sheet: 1
Date: 01/02/2018
Drawn by: DJM
Approved by: DJM

DISTRICT AT 54

ADMINISTRATIVE SITE REVIEW








No.	Date	Description
1	10.18.2018	REVIEWED PER CITY 1ST COMMENTS
2	08.28.2019	REVIEWED PER CITY 2ND COMMENTS
3	10.25.2019	REVIEWED PER CITY 3RD COMMENTS
4	01.10.2020	REVIEWED PER CITY 4TH COMMENTS
5	03.18.2020	REVIEWED PER CITY 5TH COMMENTS
6	04.24.2020	REVIEWED PER CITY 6TH COMMENTS

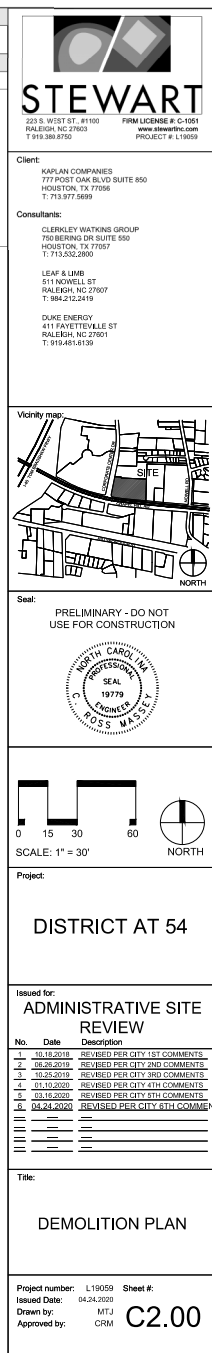
EXISTING CONDITIONS PLAN

Project number: L19099 Sheet #: 1
Issued Date: 04.24.2020
Drawn by: DJM
Approved by: DJM

C1.00



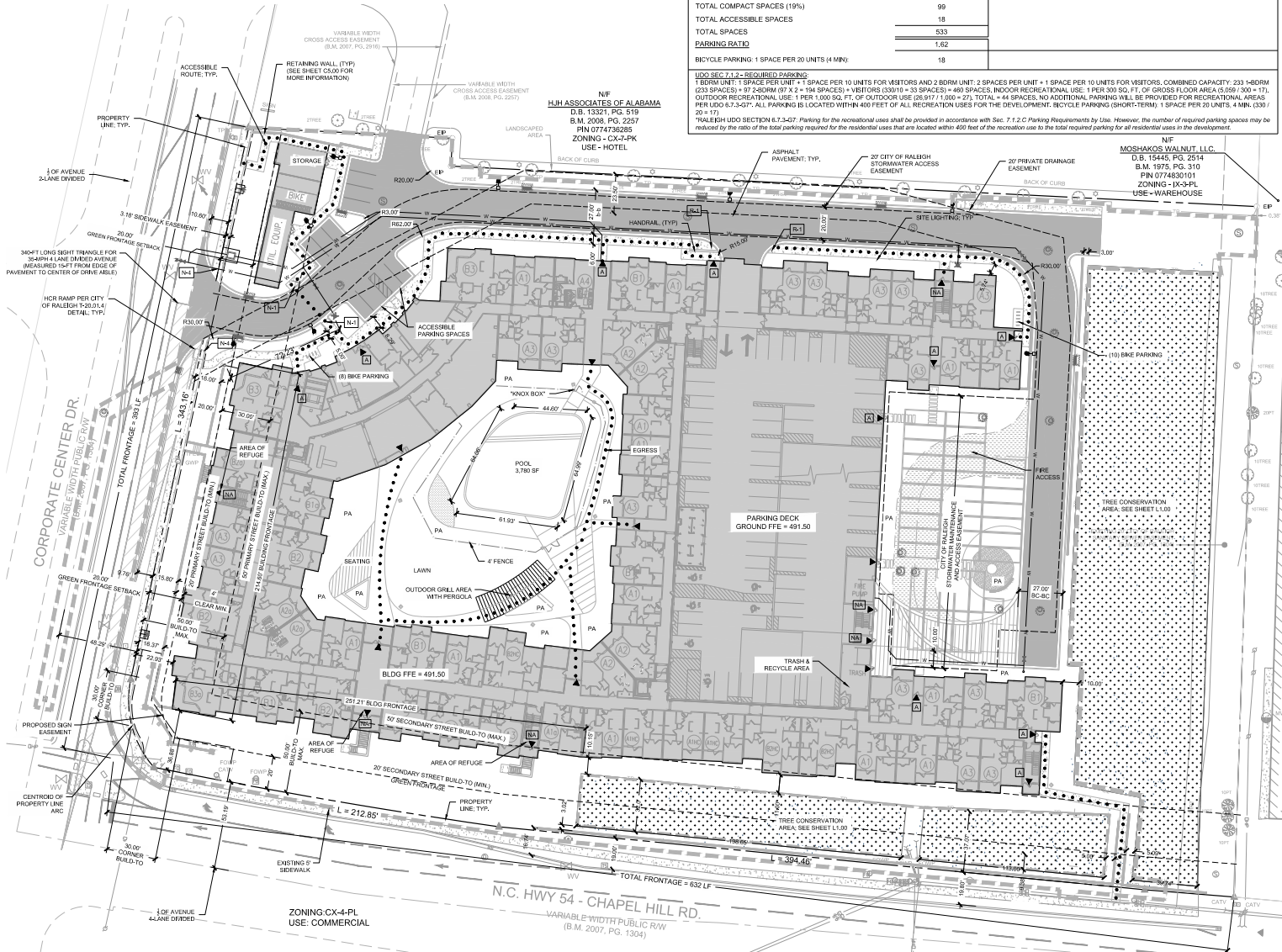
NOTES:	
1. SEE SHEET C0.10 FOR GENERAL AND DEMOLITION NOTES.	
DEMOLITION LEGEND:	
SYMBOL	DESCRIPTION
	REMOVE VEGETATION
	REMOVE CURB & GUTTER
	REMOVE TREE
	REMOVE STORM DRAINAGE
	REMOVE SIGN
	TREE PROTECTION FENCE
	LIMITS OF DISTURBANCE



BUILD-TO REQUIREMENT				
STREET	REQUIRED BUILD-TO (%)	TOTAL FRONTAGE (LF)	REQUIRED LENGTH (LF)	BUILDING LENGTH (LF) WITHIN BUILD-TO
PRIMARY (CORPORATE CENTER DRIVE)	Sec. 3.4.8.C1 50%	393	196.5	214.6
SECONDARY (CHAPEL HILL ROAD)	Sec. 3.4.8.C1 35%	632 - 351.4 = 280.6*	99.2	251.2

*TOTAL FRONTAGE EXCLUDES LENGTH OF TREE CONSERVATION AREA (51.4')

OVERALL PARKING SUMMARY							
SURFACE PARKING							
STANDARD 8.5'X16'	9						
COMPACT 7.5'X16'	0						
ACCESSIBLE SPACES	2 (INCLUDING 1 VAN)						
TOTAL SURFACE SPACES	11						
PARKING DECK							
	FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	ROOM
STANDARD SPACES	407	58	57	64	72	72	41
COMPACT SPACES	99	23	13	16	15	15	10
ACCESSIBLE SPACES	16 (INCLUDING 3 VAN)	6	5	5	0	5	0
TOTAL DECK SPACES	506	87	75	85	87	87	51
TOTAL STANDARD SPACES	416						
TOTAL COMPACT SPACES (19%)	99						
TOTAL ACCESSIBLE SPACES	18						
TOTAL SPACES	533						
PARKING RATIO	1.62						
BICYCLE PARKING: 1 SPACE PER 20 UNITS (4 MIN)	18						
UDO SEC 7.1.2 - REQUIRED PARKING: 1 BDRM UNIT = 1 SPACE PER UNIT + 1 SPACE PER 10 UNITS FOR VISITORS AND 2 BDRM UNIT = 2 SPACES PER UNIT + 1 SPACE PER 10 UNITS FOR VISITORS, COMBINED CAPACITY: 233 1-BDRM (233 SPACES) + 97 2-BDRM (97 X 2 = 194 SPACES) = 427 SPACES; 140 SPACES; INDOOR RECREATIONAL USE: 1 PER 300 SQ. FT. OF GROSS FLOOR AREA (5,058,130 = 17), OUTDOOR RECREATIONAL USE: 1 PER 1,000 SQ. FT. OF OUTDOOR USE (26,917 / 1,000 = 27), TOTAL = 44 SPACES. NO ADDITIONAL PARKING WILL BE PROVIDED FOR RECREATIONAL AREAS PER UDO 6.7.3-2.7. ALL PARKING IS LOCATED WITHIN 400 FEET OF ALL RECREATION USES FOR THE DEVELOPMENT. BICYCLE PARKING (SHORT-TERM): 1 SPACE PER 20 UNITS, 4 MIN. (330 / 20 = 17). *RALEIGH UDO SECTION 6.7.3-2.7: Parking for the recreational uses shall be provided in accordance with Sec. 7.1.2.C Parking Requirements by Use. However, the number of required parking spaces may be reduced by the ratio of the total parking required for the residential uses that are located within 400 feet of the recreation use to the total required parking for all residential uses in the development.							



NOTES:
1. SEE SHEET C3.10 FOR GENERAL AND SITE NOTES.
2. REFER TO ARCHITECTURAL PLANS FOR DECK LAYOUT.

SITE LEGEND:

SYMBOL	DESCRIPTION	DETAIL REFERENCE
[Symbol]	PROPOSED BUILDING	SEE ARCH. PLANS
[Symbol]	PROPOSED CONCRETE SIDEWALK	#C3.XX
[Symbol]	PROPOSED CURB & GUTTER	#C3.XX
[Symbol]	PROPOSED STOP BAR	#C3.XX
[Symbol]	PROPOSED 6' WIDE STANDARD CROSSWALK	#C3.XX
[Symbol]	PROPOSED SIGN	#C3.XX
[Symbol]	PROPOSED ADA PARKING SPACE	#C3.XX
[Symbol]	PROPOSED KEYSTONE WALL	#C3.XX
[Symbol]	PROPOSED WHEEL STOP	#C3.XX
[Symbol]	PROPOSED GRAVEL TRAIL	#C3.XX
[Symbol]	PROPOSED LIGHT	#C3.XX
[Symbol]	PROPOSED BIKE RACK	#C3.XX
[Symbol]	PROPOSED BENCH	#C3.XX
[Symbol]	HCR RAMP TYPE	#C3.XX
[Symbol]	ADA APARTMENT UNIT (SEE ARCH PLANS)	
[Symbol]	BUILDING ENTRY / EXIT	
[Symbol]	PROPOSED TREELINE	
[Symbol]	ACCESSIBLE PEDESTRIAN ROUTE	
[Symbol]	LIMITS OF DISTURBANCE	
[Symbol]	ACCESSIBLE EXIT	
[Symbol]	NON-ACCESSIBLE EXIT	

SITE DATA:

DEVELOPMENT NAME	DISTRICT AT 54
SITE ADDRESS	700 CORPORATE CENTER DR
COUNTY	RALEIGH, NC 27601
OWNER'S NAME	WAKE
ADDRESS	

ZONING OVERLAY	CX-5-GR-CU
PARCEL AREA	6.07 AC
DIMENSIONAL STANDARDS	
Area (min.)	10,000 SF
Area (max.)	N/A
Width (min.)	N/A
Width (max.)	10%
Building / Structure Setbacks	
From primary street (min.)	5'
From side street (min.)	5'
From rear lot line (min.)	0' or 6'
From front lot line (min.)	0' or 6'
From alley (min.)	4' or 20'
PARKING SETBACKS	
From primary street (min.)	10'
From side street (min.)	10'
From rear lot line (min.)	0' or 3'
From front lot line (min.)	0' or 3'
From alley (min.)	4'
BUILD-TO	
Primary street build-to (min/max)	20' / 50'
Building width in primary build-to	50%
Side street build-to (min/max)	20' / 50'
Building width in side build-to	35%
HEIGHT	
Principal building (max.)	75'
Accessory structure (max.)	25'
FLOOR HEIGHTS	
Ground floor elevation (min.)	2'
Residential	N/A
Non-residential	N/A
Ground story height, floor to ceiling (min.)	N/A
Upper story height, floor to ceiling (min.)	N/A
TRANSPARENCY (NOT REQUIRED FOR APARTMENT BUILDINGS)	
Ground story (min.)	20%
Upper story (min.)	15%
Blank wall area (max.)	35'
ALLOWED BUILDING	
Balcony	
Porch, stoop	

VICINITY MAP:
[Map showing the location of the site within the surrounding area, including streets and landmarks.]

Scale:
0 15 30 60
Scale: 1" = 30'

Project:
District at 54

Administrative Site Review

No.	Date	Description
1	06.18.2018	REVIEW PER CITY 1ST COMMENTS
2	06.28.2018	REVIEW PER CITY 2ND COMMENTS
3	10.23.2018	REVIEW PER CITY 3RD COMMENTS
4	01.16.2020	REVIEW PER CITY 4TH COMMENTS
5	03.16.2020	REVIEW PER CITY 5TH COMMENTS
6	04.24.2020	REVIEW PER CITY 6TH COMMENTS
7	---	---
8	---	---
9	---	---
10	---	---

Title:
SITE PLAN

Project number: L19059 **Sheet #:** C3.00
Issued Date: 04.24.2020
Drawn by: DB
Approved by: CRM

221 S. WEST ST., #1100
RALEIGH, NC 27603
T. 919.388.8752

FIRM LICENSE # C-1051
www.stewartinc.com
PROJECT # L19059

Client:
KAPLAN COMPANIES
777 POST OAK BLVD SUITE 800
HOUSTON, TX 77058
T. 713.977.8600

Consultants:
CLERKLEY WATKINS GROUP
750 BERING DR SUITE 550
HOUSTON, TX 77057
T. 713.552.2800
LEAF & LMB
511 NOKELL ST
RALEIGH, NC 27601
T. 919.272.2419
DUKE ENERGY
411 FAYETTEVILLE ST
RALEIGH, NC 27601
T. 919.614.1131

Vicinity map:
[Map showing the location of the site within the surrounding area, including streets and landmarks.]

Scale:
0 15 30 60
Scale: 1" = 30'

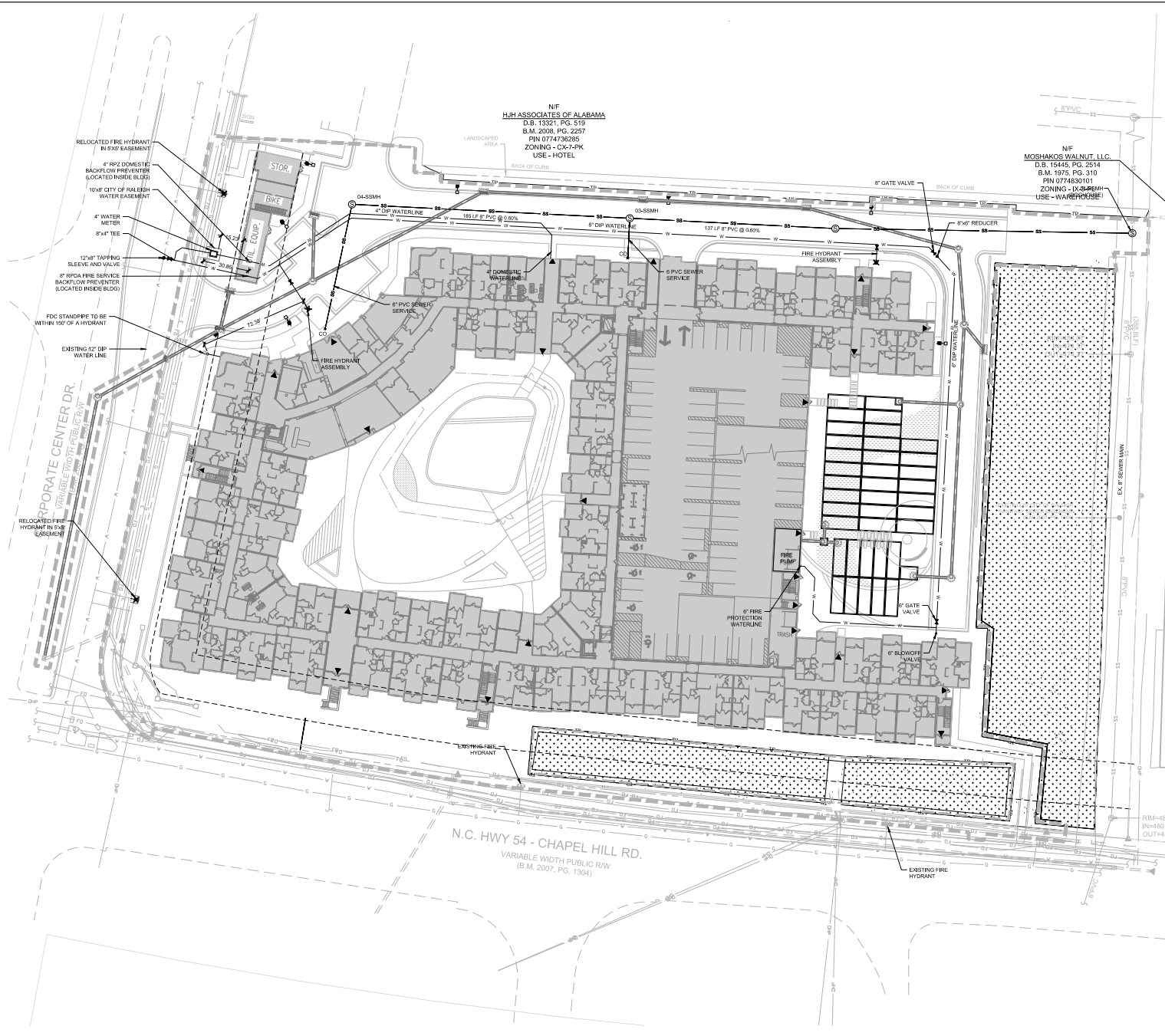
Project:
District at 54

Administrative Site Review

No.	Date	Description
1	06.18.2018	REVIEW PER CITY 1ST COMMENTS
2	06.28.2018	REVIEW PER CITY 2ND COMMENTS
3	10.23.2018	REVIEW PER CITY 3RD COMMENTS
4	01.16.2020	REVIEW PER CITY 4TH COMMENTS
5	03.16.2020	REVIEW PER CITY 5TH COMMENTS
6	04.24.2020	REVIEW PER CITY 6TH COMMENTS
7	---	---
8	---	---
9	---	---
10	---	---

Title:
SITE PLAN

Project number: L19059 **Sheet #:** C3.00
Issued Date: 04.24.2020
Drawn by: DB
Approved by: CRM



UTILITY LEGEND:		
SYMBOL	DESCRIPTION	DETAIL REFERENCE
— W —	EXISTING WATER LINE	N/A
— W —	PROPOSED WATER LINE	#1C9.XX
— SS —	EXISTING SANITARY SEWER LINE	N/A
— SS —	PROPOSED SANITARY SEWER LINE	#1C9.XX
⊗	PROPOSED FIRE HYDRANT	#1C9.XX
⊗	PROPOSED WATER VALVE	#1C9.XX
⊗	EXISTING SANITARY SEWER MANHOLE	N/A
⊗	PROPOSED SANITARY SEWER MANHOLE	#1C9.XX
⊗	PROPOSED CLEANOUT	#1C9.XX
⊗	PROPOSED FDC	#1C9.XX
⊗	PROPOSED BACKFLOW METER	#1C9.XX
⊗	PROPOSED POST INDICATOR VALVE (PIV)	#1C9.XX
⊗	GREASE INTERCEPTOR	#1C9.XX
⊗	300' HYDRANT COVERAGE CIRCLE	N/A
⊗	LIMITS OF DISTURBANCE	N/A

NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND UTILITY NOTES.

SWIMMING POOL NOTE

WHEN DISCHARGE TO THE STORM SEWER SYSTEM IS NOT POSSIBLE AND A SWIMMING POOL IS CONNECTED TO THE SANITARY SEWER SYSTEM, DISCHARGE TO THE SANITARY SEWER SHALL NOT EXCEED 50GPM.

STEWART
221 S. WEST ST., #1100
RALEIGH, NC 27603
T: 919.388.8752

FORM LICENSE # C-1003
www.stewartinc.com
PROJECT # L19059

Client:

KAPLAN COMPANIES
777 POST OAK BLVD SUITE 800
HOUSTON, TX 77056
T: 713.977.8609

Consultants:

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780 BERING DR SUITE 500
HOUSTON, TX 77057
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RALEIGH, NC 27607
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DUKE ENERGY
411 FAYETTEVILLE ST
RALEIGH, NC 27601
T: 919.451.8130

Vicinity map:

Seal:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

Scale:

SCALE: 1" = 30'

NORTH

Project:

DISTRICT AT 54

Issued for:

**ADMINISTRATIVE SITE
REVIEW**

No.	Date	Description
1.	05.16.2019	REVISED PER CITY 1ST COMMENTS
2.	06.26.2019	REVISED PER CITY 2ND COMMENTS
3.	10.23.2019	REVISED PER CITY 3RD COMMENTS
4.	01.16.2020	REVISED PER CITY 4TH COMMENTS
5.	03.16.2020	REVISED PER CITY 5TH COMMENTS
6.	04.24.2020	REVISED PER CITY 6TH COMMENTS
7.	—	—
8.	—	—
9.	—	—
10.	—	—

Title:

UTILITY PLAN

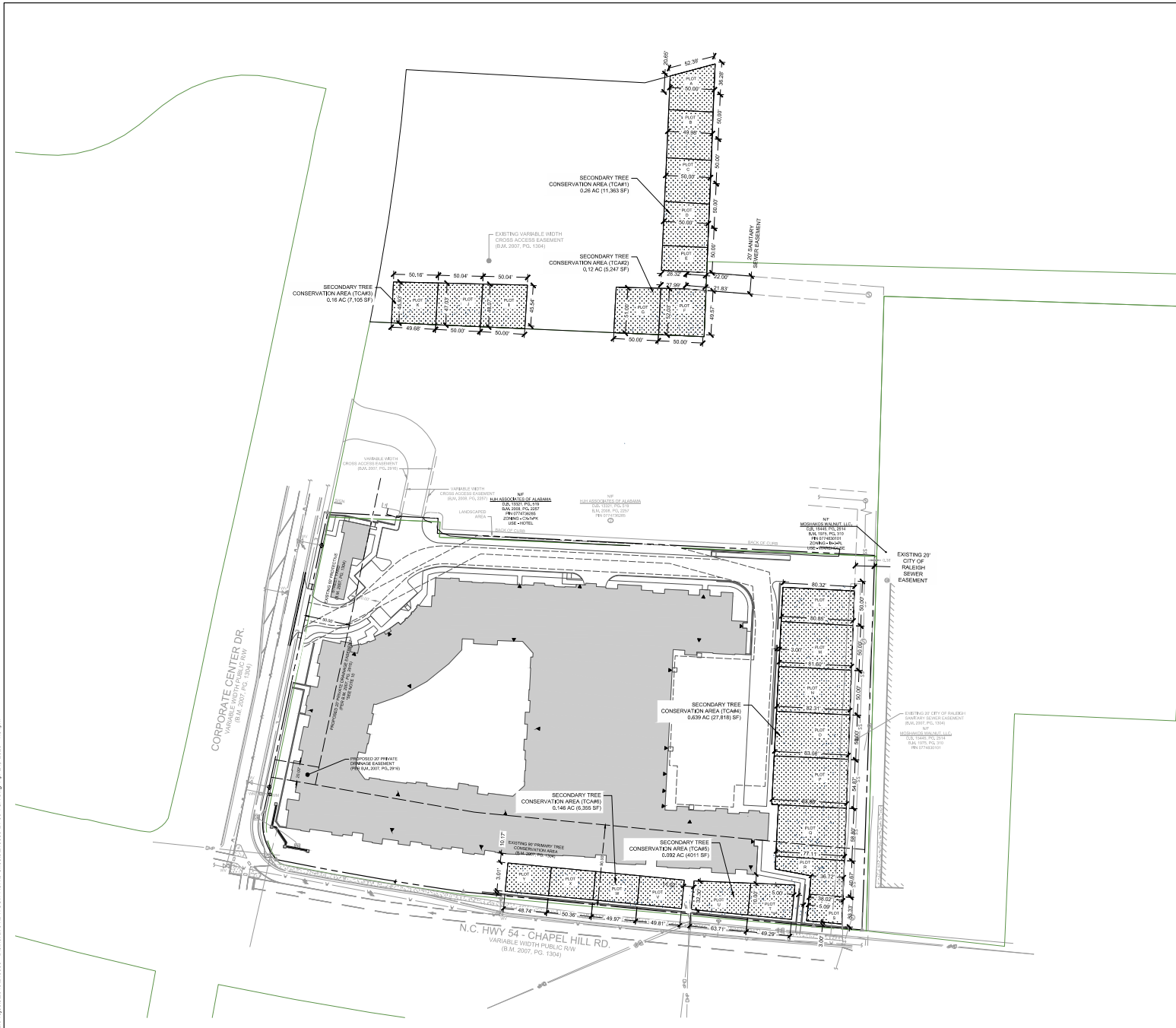
Project number: L19059 Sheet #:

Issued Date: 04.24.2020

Drawn by: DMB

Approved by: CRM

C6.00



NOTES:

1. SEE SHEET CO.10 FOR GENERAL AND SITE NOTES.
2. REFER TO TREE COVERAGE REPORT FOR COMPLIANCE AND CALCULATIONS.


TCA NOTE:

1. THE ZONING ADMINISTRATOR HAS DETERMINED THAT THE PREVIOUSLY PLATTED TREE CONSERVATION AREA CAN BE RELOCATED DUE TO THE GREEN FRONTAGE ZONING DESIGNATION.

TREE CONSERVATION LEGEND:

■ SECONDARY TREE CONSERVATION (1.41 AC)

TREE CONSERVATION REQUIRED	
DISTRICT	REQUIRED (MIN.)
ALL OTHER DISTRICTS	10% ± 1,388 AC / 60,897 SQ. FT.
TREE CONSERVATION PROVIDED	
AREA #1	0.281 AC / 11,363 SQ. FT.
AREA #2	0.120 AC / 5,247 SQ. FT.
AREA #3	0.163 AC / 7,195 SQ. FT.
AREA #4	0.853 AC / 37,818 SQ. FT.
AREA #5	0.882 AC / 4,011 SQ. FT.
AREA #6	0.148 AC / 6,355 SQ. FT.
TOTAL PROVIDED	1.366 AC / 60,942 SQ. FT.



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221 S. WEST ST., #1100
RALEIGH, NC 27603
T. 919.389.8752

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PROJECT # L19059

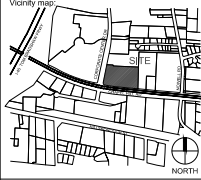
Client:
KAPLAN COMPANIES
777 POST OAK BLVD SUITE 850
HOUSTON, TX 77056
T. 713.977.8809

Consultants:
CLERKLEY WATKINS GROUP
780 BERING DR SUITE 550
HOUSTON, TX 77057
T. 713.532.2800


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RALEIGH, NC 27607
T. 919.212.2419

DUKE ENERGY
411 FAYETTEVILLE ST
RALEIGH, NC 27601
T. 919.481.8130

Vicinity map:



Scale:
PRELIMINARY - DO NOT
USE FOR CONSTRUCTION



2004
CITY OF RALEIGH
PLANNING DEPARTMENT
APPROVED BY: NICHOLAS H. LARSON

Scale:
0 25 50 100
SCALE: 1" = 50'

Project:
DISTRICT AT 54

Issued for:
ADMINISTRATIVE SITE
REVIEW

No.	Date	Description
1.	10.19.2018	REVIEWED PER CITY 1ST COMMENTS
2.	09.26.2019	REVIEWED PER CITY 2ND COMMENTS
3.	10.23.2019	REVIEWED PER CITY 3RD COMMENTS
4.	01.10.2020	REVIEWED PER CITY 4TH COMMENTS

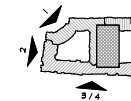
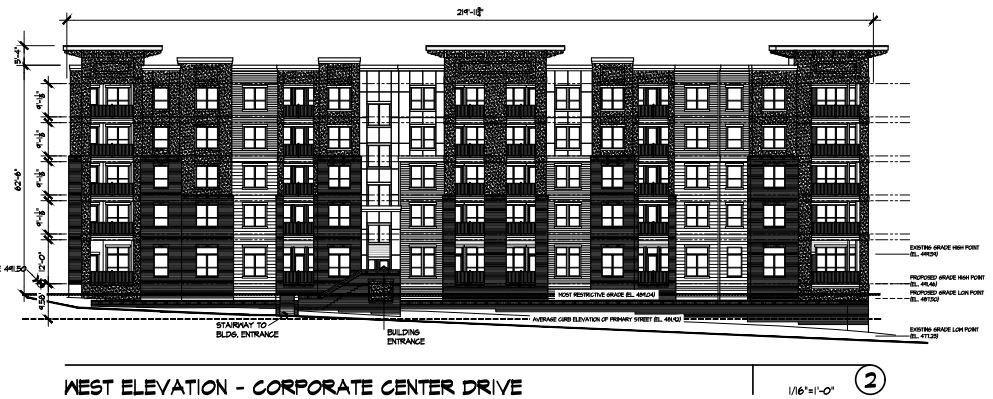
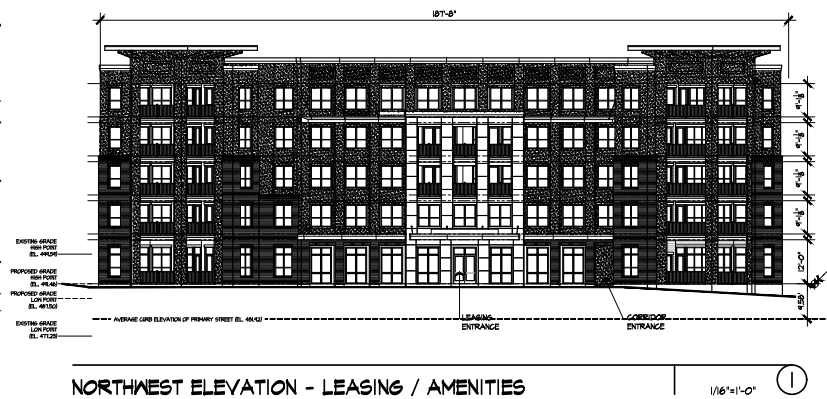
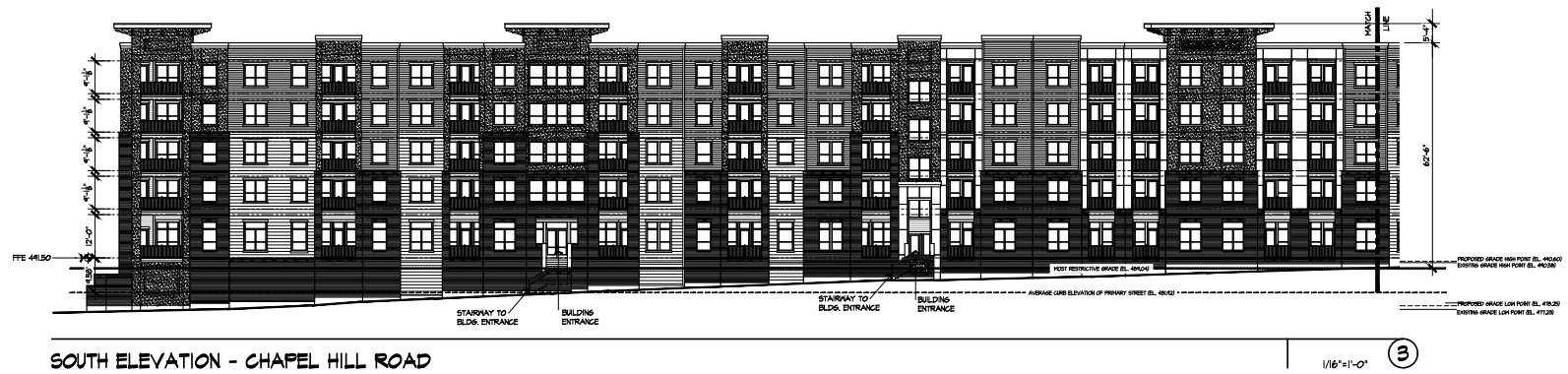
Title:
TREE CONSERVATION
PLAN

Project number: L19059 **Sheet #:**
Issued Date: 04.24.2020
Drawn by: CG
Approved by: CL **L1.00**


AVERAGE GRADE CALCULATION - BUILDING A						
NORTH ELEVATION	EX. LOW	EX. HIG	PR. LOW	PR. HIG	AD. AVG.	PR. AVG.
	484.78	500.75	491.08	491.08	497.76	493.23
SOUTH ELEVATION	EX. LOW	EX. HIG	PR. LOW	PR. HIG	AD. AVG.	PR. AVG.
	477.23	490.56	478.25	490.00	485.91	486.43
EAST ELEVATION	EX. LOW	EX. HIG	PR. LOW	PR. HIG	AD. AVG.	PR. AVG.
	490.58	494.91	493.94	491.66	492.50	493.03
WEST ELEVATION	EX. LOW	EX. HIG	PR. LOW	PR. HIG	AD. AVG.	PR. AVG.
	477.23	489.19	487.58	491.66	488.61	488.68
MOST RESTRICTIVE AVERAGE					490.66	490.04

CORPORATE CENTER DRIVE - MINIBULB HOUJO FLOOR ELEVATION CALCULATION - BRJ DENG A		
SL. HIGH		457.45
SL. LOW		476.26
AVERAGE ELEVATION		466.82

NOTE: SPOT ELEVATIONS ARE AT THE TOP OF CURB
IN LUGS ARE TO BE USED TO SET



EXTERIOR ELEVATIONS

EDWARD
H.
WATKINS
ARCHITECT

Architecture
Planning

750 Bering Drive
Suite 550
Houston, Texas 77057

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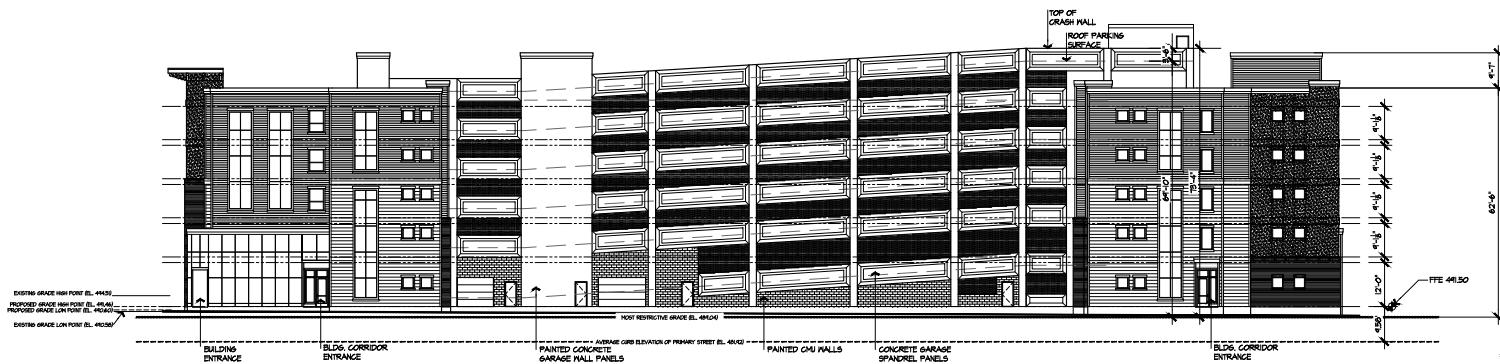
AVERAGE GRADE CALCULATION - BUILDING A													
NORTH ELEVATION		IX	LOW	EX	HIGH	PR	LOW	PR	HIGH	IX	AVG.	PR	LOW
		494.78	500.79			491.0			491.06		497.78		49.23
SOUTH ELEVATION		IX	LOW	EX	HIGH	PR	LOW	PR	HIGH	IX	AVG.	PR	LOW
		477.23	430.56		478.2		480.00		485.51		48.43		
EAST ELEVATION		IX	LOW	EX	HIGH	PR	LOW	PR	HIGH	IX	AVG.	PR	LOW
		430.56	454.51		450.00		451.46		452.55		49.55		
WEST ELEVATION		IX	LOW	EX	HIGH	PR	LOW	PR	HIGH	IX	AVG.	PR	LOW
		477.23	430.59		487.3		491.06		486.41		48.48		
MOST RESTRICTIVE AVERAGE											490.59	✓	49.08

CORPORATE CENTER DRIVE - MINIMUM GROUND FLOOR ELEVATION CALCULATION - BUILDING A		
EL. HIGH		457.45
EL. LOW		476.36
AVERAGE ELEVATION		461.92

NOTE: SPOT ELEVATIONS ARE AT THE TOP OF CURB
ADDITIONAL COMMENTS: CONSIDER CURB



NORTH ELEVATION



EAST ELEVATION

EXTERIOR ELEVATIONS

PROJECT:

DISTRICT AT 54
KAPLAN ACQUISITIONS
RALEIGH, NORTH CAROLINA

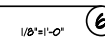
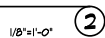
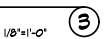
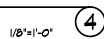
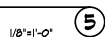
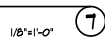
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and are released for interim review
only and are not intended for
regulatory approval, bidding,
permit, or construction purposes.
Architect: EDWARD H. WATKINS
Registration no: NC 12629

PROJ. DATE : 10-31-17
PROJECT NO : KAP-1717
DRAWN BY : JWJ
CHECKED BY :

1
2
3
4
5
6

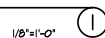
SHEET
A4-09

PLOT DATE: 04 / 23 / 20



CORPORATE CENTER DRIVE - MINIMUM GROUND FLOOR ELEVATION CALCULATION - BUILDINGS		
EL: HIGH		488.46
EL: LOW		487.30
AVERAGE ELEVATION		487.88

NOTE: SPOT ELEVATIONS TAKEN AT THE TOP OF CURB
ALONG CORPORATE CENTER DRIVE



PROJECT:

DISTRICT AT 54

KAPLAN ACQUISITIONS

RALEIGH, NORTH CAROLINA

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Registration no: NC 12629

PROJ. DATE : 10-31-17
PROJECT NO : KAP-1717
DRAWN BY : JWR
CHECKED BY :

SHEET
A4-10