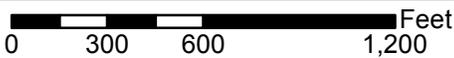
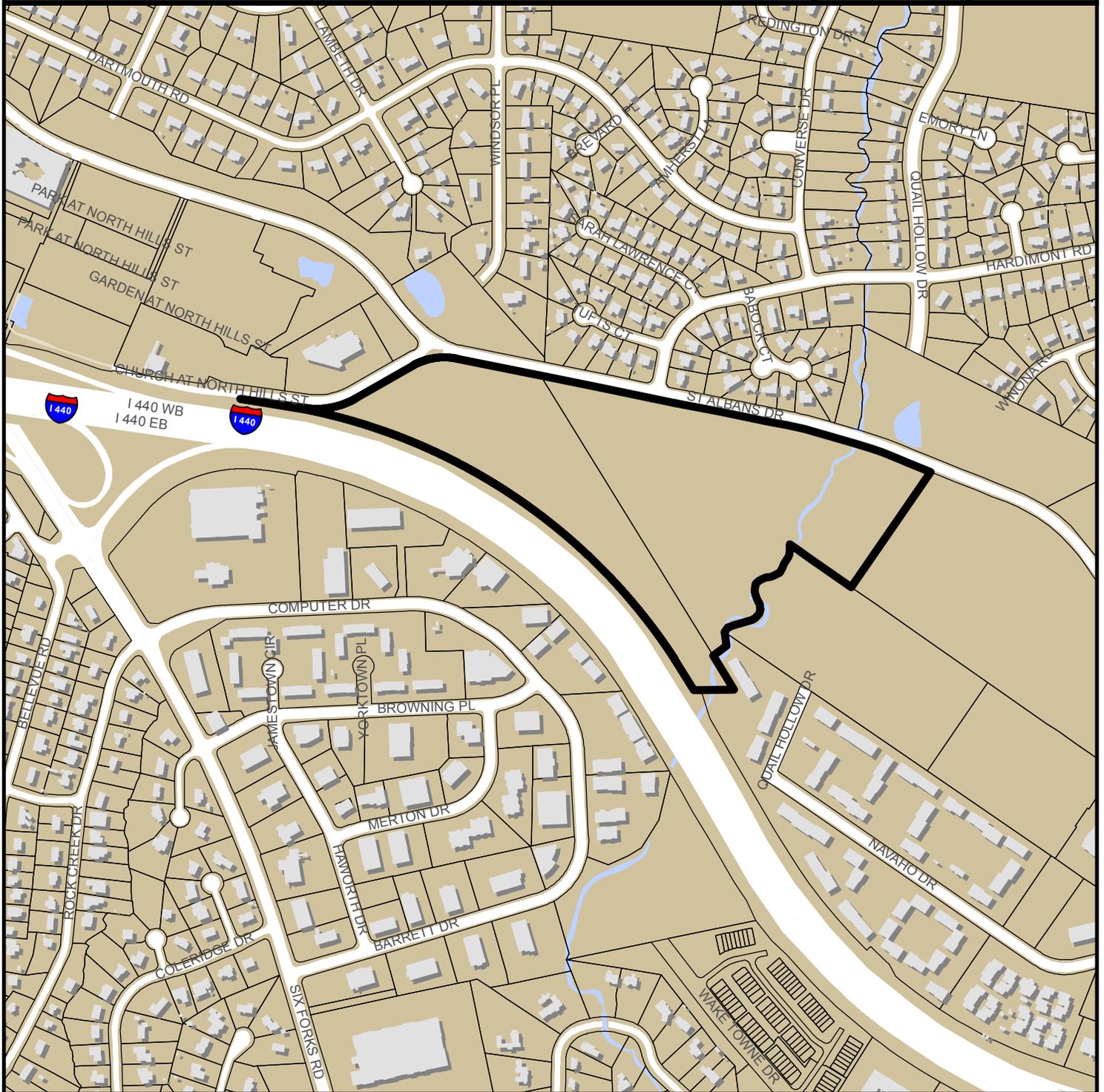


# NORTH HILLS EAST GADDY SR-57-2017



Zoning: **PD**  
CAC: **Midtown**  
Drainage Basin: **Big Branch**  
Acreage: **13.38**  
Units /Sq. Ft.: **322/367,007**

Planner: **Martha Lobo**  
Phone: **(919) 996-2664**

Applicant: **Andy Padiak**  
Phone: **(919) 361-5000**





# Administrative Approval Action

AA # 3891 / SR-57-17, Gaddy Residential Phase 1 REVISION  
Transaction# 567916

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2495  
DS.help@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This site is located on the north side of Interstate 40 and the south side of St. Albans Drive, at the intersection of St. Albans Drive and Hardimont Road, 500 St. Albans Drive.

**REQUEST:** **A REVISION TO THE PREVIOUSLY APPROVED** Development (#518658) of a 7.54 acre tract zoned Planned Development (North Hills East PD, case MP-3-16) into a 356,844 square foot/ 326 unit apartment complex with associated parking deck (#567916). The changes with this plan include a decrease in the building size (original size of 359,267 square feet) and an increase in the number of residential units (322 units originally). This revised Site plan is dated October 30, 2018.

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** N/A

**FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by McAdams.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

**Note:** *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

### **PRIOR TO THE REVISION TO THE APPROVED CONCURRENT REVIEW PROCESS:**

#### **ENGINEERING**

1. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

#### **PUBLIC UTILITIES**

2. A Deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewerline construction.
3. A Plat shall be recorded for all necessary offsite Right-of-Way to accommodate future waterline construction
4. A Water Model in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval prior to concurrent approval.
5. 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
6. The Developer shall provide a letter or e-mail from any Private Utility Company authorizing new water and sewer main encroachments across existing Transmission Easements prior to concurrent approval.



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## STORMWATER

7. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of a mass grading permit or other site permit, whichever comes first.
8. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of a mass grading permit or other site permit, whichever comes first.
9. Next Step: A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

## URBAN FORESTRY

10. Obtain required stub and tree impact permits from the City of Raleigh.
11. Next Step: Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.
12. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

## GENERAL

13. That the concurrent plan will show landscaping in the 20' landscape area adjacent to I-40 as per Master Plan document (Section E).
14. The Developer shall provide a letter or e-mail from a solid waste service provider stating that they accept the proposed waste management plan and will service the site as proposed.

## PRIOR TO THE REVISION OF APPROVED BUILDING PERMITS:

### GENERAL

1. That should the proposed swimming pool exceed 65 linear feet or 4,000 square foot as per UDO Section 6.7.3 G 5 a Special Use Permit approval is required.
2. A Final Plat (S-46-17) shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right Of Way and/or Easement Dedications, and Tree Save Areas.
3. Provide fire flow analysis.
4. A 15' x 20' transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake



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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 prior to building permit issuance.

5. As required parking for these apartments is on a separate parcel from the apartments and there are other shared common elements within this development, the City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City.

## ENGINEERING

6. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
7. A 5' general utility 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.
8. A cross access agreement between all lots shall be approved by the Development Services Department for recording with the Wake County Register of Deeds, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one (1) day of recordation. A recorded copy of these documents must be provided to the Development Services Department.
9. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.
10. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

## PUBLIC UTILITIES

11. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas
19. Initiation of the easement exchange process is required (via dedication of new easement on Record Plat, ending with abandonment of old easement on subsequent Deed)
20. Utility re-alignment construction shall be substantially complete (to eliminate conflict with new building)

## STORMWATER

21. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering program.



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22. Next Step: The developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans.
23. Next Step: The flood prone areas, as approved by the City Stormwater Engineer, must be shown on the preliminary plan and shall be shown on the recorded map;
24. Next Step: The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office.
25. Next Step: 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.
26. Next Step: In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.

## URBAN FORESTRY

27. A final inspection of required tree conservation and right of way tree protection areas by Urban Forestry staff must be completed.
28. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

## PRIOR TO ISSUANCE OF BUILDING OCCUPANCY PERMIT:

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. Next Step: Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
4. Next Step: All street lights and street signs required as part of the development approval are installed.
5. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
6. Next Step: As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department
7. Next Step: Final inspection of all required Tree Conservation and right of way tree protection areas by Urban Forestry Staff.



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**EXPIRATION DATES: THE SUNSET DATE FOR THIS DEVELOPMENT PLAN IS UNCHANGED.**  
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: 12-13-2020**

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:(Planning Dir./Designee)

A handwritten signature in black ink, appearing to read "Justin Carter", written over a horizontal line.

Date: 11/20/18

Staff Coordinator: Michael Walters

# GADDY RESIDENTIAL PHASE I

ADMINISTRATIVE SITE REVIEW FOR:  
GADDY RESIDENTIAL  
PHASE I  
RALEIGH, NORTH CAROLINA  
PROJECT NUMBER: KAN-16080

## ADMINISTRATIVE SITE REVIEW

ORIGINAL TRANSACTION #518658  
REVISED TRANSACTION #567916

CITY OF RALEIGH CASE # SR-57-17  
RALEIGH, NORTH CAROLINA  
PROJECT NUMBER: KAN-16080

DATE: OCTOBER 30, 2018

### DEVELOPER:

**NHE MASTER DEVELOPER, LLC  
C/O KANE REALTY CORPORATION  
4321 LASSITER AT NORTH HILLS AVE, SUITE 250**

**RALEIGH, NORTH CAROLINA 27609**

**CONTACT: LEWIS HOBBS**

**PHONE: 919-833-7755**

**EMAIL: lhobbs@kanerealtycorp.com**

### SHEET INDEX

C-1	EXISTING CONDITIONS
C-2	PROJECT NOTES
C-3	OVERALL SITE PLAN
C-4	SITE PLAN
C-5	GRADING AND STORM DRAINAGE PLAN
C-6	UTILITY PLAN
LS-1	LANDSCAPE PLAN
LS-2	LANDSCAPE PLAN - DETAILS/NOTES
TC-1	TREE CONSERVATION PLAN (FOR REFERENCE ONLY)
D-1	SITE DETAILS
D-2	STORM DRAINAGE DETAILS
D-3	WATER DETAILS
D-4	SANITARY SEWER DETAILS
EX-A4-01	STREET ELEVATION
EX-A4-02	STREET ELEVATION
AP1-00-08	PARKING DECK LEVELS
AP4-10	PARKING DECK ELEVATIONS
AP4-11	PARKING DECK ELEVATIONS
AP5-01	PARKING DECK ELEVATIONS
AP5-02	PARKING DECK ELEVATIONS

### Administrative Site Review Application (for UDO Districts only)



DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-3495 | fax 919-996-1831  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE	FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot Transaction Number Assigned Project Coordinator Assigned Team Leader

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #

Development Name: **Gaddy Residential - Phase 1**

Zoning District: **PD** Overlay District (if applicable): **NONE** Inside City Limits?  Yes  No

Proposed Use: **Apartments**

Property Address(es): **500 St. Albans Drive** Major Street Locator: **Church at North Hills Street**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. **1705981738** P.I.N. P.I.N. P.I.N.

<input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Duplex <input type="checkbox"/> Other: if other, please describe:	<input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Religious Institutions	<input type="checkbox"/> Elderly Facilities <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Residential Condo	<input type="checkbox"/> Hospitals <input type="checkbox"/> Banks <input type="checkbox"/> Retail	<input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Bars <input type="checkbox"/> Canteen/Cafeteria <input type="checkbox"/> Office <input type="checkbox"/> Industrial Building <input type="checkbox"/> Cottage Court
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WORK SCOPE: Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.  
New apartment project and associated parking deck to serve the project.

DESIGN ADJUSTMENT OR ADMIN. ALTERNATIVE: Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE  
**N/A**

CLIENT/DEVELOPER/OWNER: Company: **Gaddy Apartments, LLC** Name (s): **Lewis Hobbs**  
Address: **4321 Lassiter at North Hills Avenue, Suite 250, Raleigh, NC 27609**  
Phone: **919-833-7755** Email: **lhobbs@kanerealtycorp.com** Fax:

CONSULTANT (Contact Person for Plans): Company: **McAdams** Name (s): **Andy Padiak**  
Address: **2905 Meridian Parkway, Durham NC 27713**  
Phone: **919-361-5000** Email: **padiak@mcadamsco.com** Fax:

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

### DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s): <b>PD</b>	Proposed Building Use(s): <b>Apartments</b>
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross: <b>N/A</b>
Overlay District: <b>NONE</b>	Proposed Building(s) sq. ft. gross: <b>356,844</b>
Total Site Acres: Inside City Limits: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Total sq. ft. gross (existing & proposed): <b>356,844</b>
Off street parking: Required: <b>325</b> Provided: <b>325</b>	Proposed height of building(s) (Varies <85')
COA (Certificate of Appropriateness) case # <b>N/A</b>	# of stories 5 (plus basement)
ROA (Board of Adjustment) case # <b>N/A</b>	Ceiling height of 1 <sup>st</sup> floor: <b>9'-0"</b>
CUD (Conditional Use District) case # <b>N/A</b>	

### FOR RESIDENTIAL DEVELOPMENTS

1. Total # of Apartment, Condominium or Residential Units: <b>326</b>	5. Bedroom Units: 1br 208 2br 115 3br 3 4br or more 0
2. Total # of Congregate Care or Life Care Dwelling Units: <b>0</b>	6. Infill Development: <b>2.2.7 0</b>
3. Total Number of Hotel Units: <b>0</b>	7. Open Space (only) or Amenity: <b>10%</b>
4. Overall Total # of Dwelling Units (1-6 Above): <b>0</b>	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Signature Block (Applicable to all developments)

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

I hereby designate **Andy Padiak** 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 use.

Signed: *Leonard S. Woodall, Jr.* Date: *10/17*

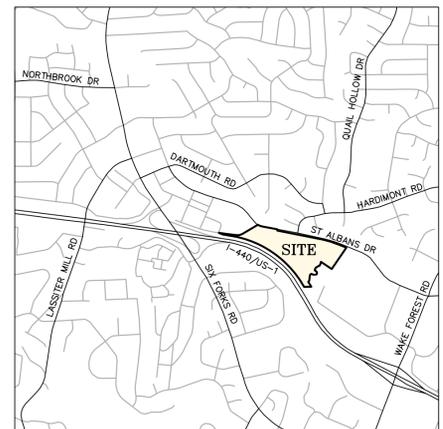
Printed Name: **Leonard S. Woodall, Jr. - St. Albans, LLC**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

SITE DATA	
PHYSICAL ADDRESS:	430 ST. ALBANS DRIVE RALEIGH, NORTH CAROLINA
OWNER:	GADDY APARTMENTS, LLC
DEVELOPER/APPLICANT:	GADDY APARTMENTS, LLC
PIN:	1705981738
ZONING:	PD
OVERLAY DISTRICT:	NONE
WATERSHED:	NEUSE RIVER
SITE AREA:	GROSS AREA: 328,421 SF / 7.54 AC R/W DEDICATION: 72,548 SF / 1.67 AC NET AREA: 255,873 SF / 5.87 AC
AREA IN FLOODWAY/FLOODPLAIN:	NONE
BUILDING SQUARE FOOTAGE:	BUILDING 1000: 121,085 SF BUILDING 2000: 169,287 SF BUILDING 3000: 66,472 SF BUILDING TOTAL: 356,844 SF
PARKING SUMMARY:	REQUIRED PARKING (MIN. UDO 10-2081): 1-BR (208 UNITS) 199 SPACES (1.0 PER UNIT) 2-BR (115 UNITS) 216 SPACES (2.0 PER UNIT) 3-BR (3 UNITS) 45 SPACES (3.0 PER UNIT) 32 SPACES (1 PER 10 UNITS) TOTAL 492 SPACES
PARKING REDUCTION PER APPROVED PD AMENDMENT:	34% (MASTER PLAN MP-3-2016 SECTION 6H)
REQUIRED PARKING:	325 SPACES
PROVIDED PARKING:	310 SPACES (PARKING DECK*) 10 SPACES (GUEST PARKING AT CHURCH ST) 5 SPACES (DRIVE ISLE TO PARKING DECK) TOTAL 325 SPACES
TOTAL SPACES:	325 SPACES *DECK CONTAINS 538 SPACES, 310 OF WHICH ARE ALLOCATED TO GADDY RESIDENTIAL PHASE I
ACCESSIBLE PARKING:	REQUIRED - 8 SPACES PROPOSED - 14 (12 IN DECK, 2 IN VISITOR PARKING)
BICYCLE PARKING:	REQUIRED - 16 SPACES (1 PER 20 UNITS) PROPOSED - 16 SPACES
PROPOSED IMPERVIOUS:	5.78 AC. (95.0% OF PROJECT AREA)
DENUDED AREA:	6.08 AC
BUILDING SETBACKS TO PUBLIC STREETS:	0' (MIN) 0' (MIN) 0' (MIN) 0' (MIN) 0' (MAX)
MAX. BUILDING HEIGHT:	105' (TRACT 0) 165' (TRACT R)
MAX. BUILDING HEIGHT PROPOSED:	82' 89.5'
MIN. SIDEWALK WIDTH:	10' 10'
OPEN SPACE:	REFERENCE APPROVED PD (MP-3-16)



Know what's below.  
Call before you dig.

### VICINITY MAP NTS

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

### 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 ENCRUCH ON THIS MINIMUM CORNER CLEARANCE. RSDM SECTION 6.5.2.D.
- WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

### SOLID WASTE COMPLIANCE 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 A PRIVATE SERVICE (SEE SITE PLAN SHEET C-4).
- REFUSE WILL BE COLLECTED IN ROLL-OUT TRASH AND RECYCLING CARTS THAT WILL BE BROUGHT OUT CURB SIDE FOR PICKUP. PICKUP WILL BE PROVIDED TWICE A WEEK.

### ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409 and the Public Utilities Department at (919) 996-4540 at least twenty-four hours prior to beginning any of their construction.

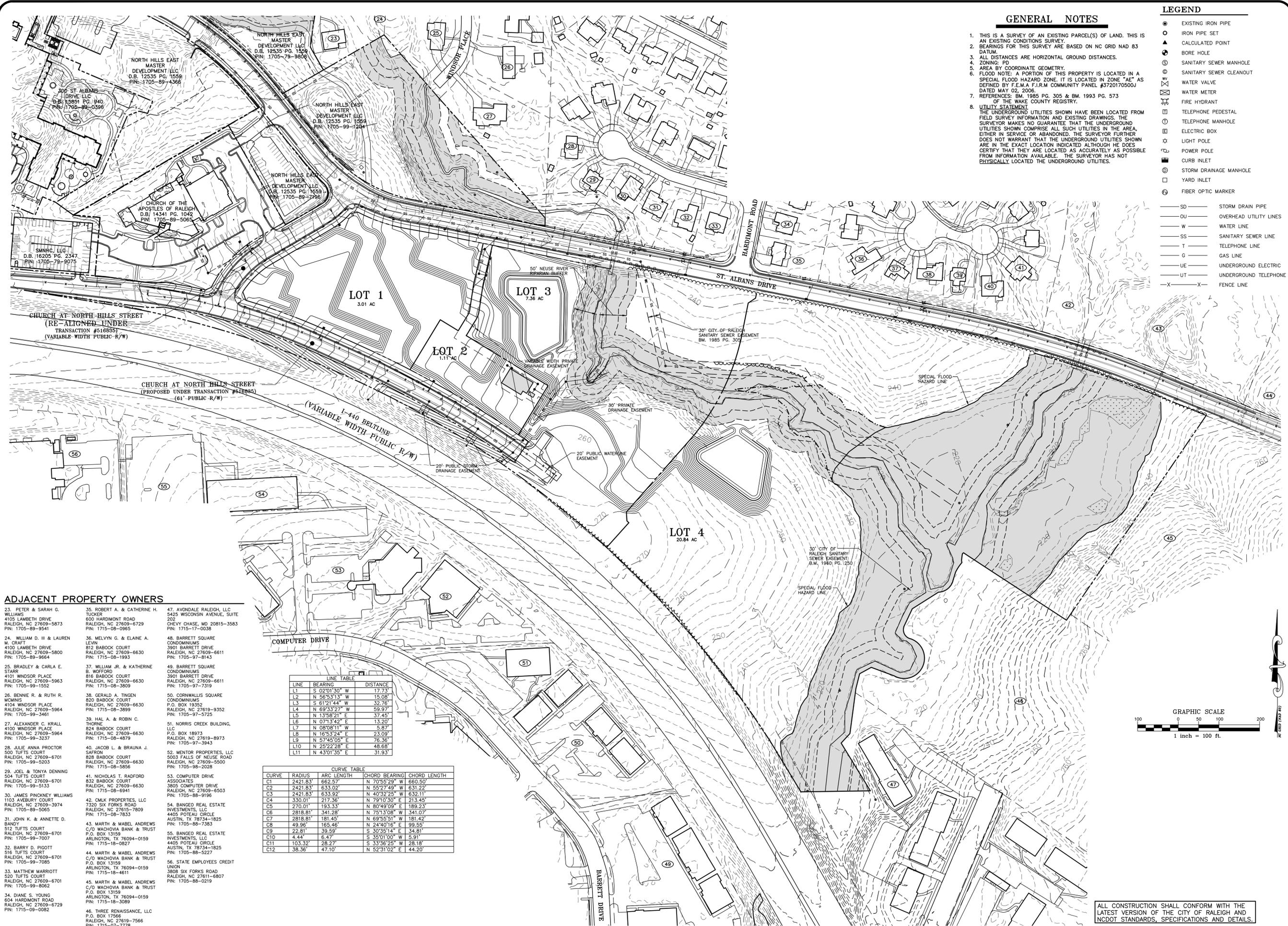
Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.



**THE JOHN R. McADAMS COMPANY, INC.**  
2905 Meridian Parkway  
Durham, North Carolina 27713  
License No.: C-0293  
(800) 733-5646 • McAdamsCo.com  
Contact: Andy Padiak  
padiak@mcadamsco.com

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



**GENERAL NOTES**

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN EXISTING CONDITIONS SURVEY.
- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83 DATUM.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ZONING: PD
- AREA BY COORDINATE GEOMETRY.
- FLOOD NOTE: A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "AE" AS DEFINED BY F.E.M.A. F.I.R.M COMMUNITY PANEL #3720170500J DATED MAY 02, 2006.
- REFERENCES: B.M. 1985 PG. 305 & B.M. 1993 PG. 573 OF THE WAKE COUNTY REGISTRY.
- UTILITY STATEMENT  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**LEGEND**

⊙	EXISTING IRON PIPE
○	IRON PIPE SET
▲	CALCULATED POINT
●	BORE HOLE
⊕	SANITARY SEWER MANHOLE
⊗	SANITARY SEWER CLEANOUT
⊘	WATER VALVE
⊙	WATER METER
⊕	FIRE HYDRANT
⊖	TELEPHONE PEDESTAL
⊗	TELEPHONE MANHOLE
⊘	ELECTRIC BOX
⊙	LIGHT POLE
⊕	POWER POLE
⊖	CURB INLET
⊗	STORM DRAINAGE MANHOLE
⊘	YARD INLET
⊙	FIBER OPTIC MARKER
—SD—	STORM DRAIN PIPE
—OU—	OVERHEAD UTILITY LINES
—W—	WATER LINE
—SS—	SANITARY SEWER LINE
—T—	TELEPHONE LINE
—G—	GAS LINE
—UE—	UNDERGROUND ELECTRIC
—UT—	UNDERGROUND TELEPHONE
—X—X—	FENCE LINE

**ADJACENT PROPERTY OWNERS**

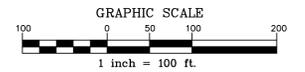
- |   |   |   |
|---|---|---|
| 23. PETER & SARAH G. WILLIAMS<br>4105 LAMBETH DRIVE<br>RALEIGH, NC 27609-5873<br>PIN: 1705-89-9541        | 35. ROBERT A. & CATHERINE H. TUCKER<br>600 HARDMONT ROAD<br>RALEIGH, NC 27609-8729<br>PIN: 1715-08-0965                   | 47. AVONDALE RALEIGH, LLC<br>5425 WILSONS AVENUE, SUITE 202<br>CHEY CHASE, MD 20815-3583<br>PIN: 1715-17-0038 |
| 24. WILLIAM D. III & LAUREN M. CRAFT<br>4100 LAMBETH DRIVE<br>RALEIGH, NC 27609-5800<br>PIN: 1705-89-9664 | 36. MELVYN G. & ELAINE A. LEVIN<br>812 BABCOCK COURT<br>RALEIGH, NC 27609-6630<br>PIN: 1715-08-1993                       | 48. BARRETT SQUARE CONDOMINIUMS<br>3901 BARRETT DRIVE<br>RALEIGH, NC 27609-6611<br>PIN: 1705-97-8143          |
| 25. BRADLEY & CARLA E. STARR<br>4101 WINDSOR PLACE<br>RALEIGH, NC 27609-5963<br>PIN: 1705-99-1552         | 37. WILLIAM JR. & KATHERINE B. WOFFORD<br>816 BABCOCK COURT<br>RALEIGH, NC 27609-6630<br>PIN: 1715-08-3809                | 49. BARRETT SQUARE CONDOMINIUMS<br>3901 BARRETT DRIVE<br>RALEIGH, NC 27609-6611<br>PIN: 1705-97-7319          |
| 26. BENNIE R. & RUTH R. MCUNIS<br>4104 WINDSOR PLACE<br>RALEIGH, NC 27609-5964<br>PIN: 1705-99-2461       | 38. GERALD A. TINGEN<br>820 BABCOCK COURT<br>RALEIGH, NC 27609-6630<br>PIN: 1715-08-3899                                  | 50. CORNWALLIS SQUARE CONDOMINIUMS<br>P.O. BOX 19352<br>RALEIGH, NC 27619-9352<br>PIN: 1705-97-5725           |
| 27. ALEXANDER C. KRALL<br>4100 WINDSOR PLACE<br>RALEIGH, NC 27609-5964<br>PIN: 1705-99-3237               | 39. HAL A. & ROBIN C. THORNE<br>824 BABCOCK COURT<br>RALEIGH, NC 27609-6630<br>PIN: 1715-08-4879                          | 51. NORRIS CREEK BUILDING, LLC<br>P.O. BOX 18973<br>RALEIGH, NC 27619-8973<br>PIN: 1705-97-3943               |
| 28. JULIE ANNA PROCTOR<br>500 TUFTS COURT<br>RALEIGH, NC 27609-6701<br>PIN: 1705-99-5203                  | 40. JACOB L. & BRAUNA J. SAEFON<br>828 BABCOCK COURT<br>RALEIGH, NC 27609-6630<br>PIN: 1715-08-5856                       | 52. MENTOR PROPERTIES, LLC<br>5003 FALLS OF NEUSE ROAD<br>RALEIGH, NC 27609-5500<br>PIN: 1705-98-2028         |
| 29. JOEL & TONYA DENNING<br>504 TUFTS COURT<br>RALEIGH, NC 27609-6701<br>PIN: 1705-99-5133                | 41. NICHOLAS T. RADFORD<br>832 BABCOCK COURT<br>RALEIGH, NC 27609-6630<br>PIN: 1715-08-6941                               | 53. COMPUTER DRIVE ASSOCIATES<br>3805 COMPUTER DRIVE<br>RALEIGH, NC 27609-6503<br>PIN: 1705-88-9196           |
| 30. JAMES PINCKNEY WILLIAMS<br>1103 ABERDURY COURT<br>RALEIGH, NC 27609-3974<br>PIN: 1705-89-5065         | 42. CMK PROPERTIES, LLC<br>7320 SIX FORKS ROAD<br>RALEIGH, NC 27615-7809<br>PIN: 1715-08-7833                             | 54. BANGE REAL ESTATE INVESTMENTS, LLC<br>4405 POTEAU CIRCLE<br>AUSTIN, TX 78734-1825<br>PIN: 1705-88-7383    |
| 31. JOHN K. & ANNETTE D. BANDY<br>512 TUFTS COURT<br>RALEIGH, NC 27609-6701<br>PIN: 1705-99-7007          | 43. MARTH & MABEL ANDREWS<br>C/O WACHOVIA BANK & TRUST<br>P.O. BOX 13159<br>ARLINGTON, TX 76094-0159<br>PIN: 1715-18-0827 | 55. BANGE REAL ESTATE INVESTMENTS, LLC<br>4405 POTEAU CIRCLE<br>AUSTIN, TX 78734-1825<br>PIN: 1705-88-5227    |
| 32. BARRY D. PIGOTT<br>516 TUFTS COURT<br>RALEIGH, NC 27609-6701<br>PIN: 1705-99-7085                     | 44. MARTH & MABEL ANDREWS<br>C/O WACHOVIA BANK & TRUST<br>P.O. BOX 13159<br>ARLINGTON, TX 76094-0159<br>PIN: 1715-18-4611 | 56. STATE EMPLOYEES CREDIT UNION<br>3808 SIX FORKS ROAD<br>RALEIGH, NC 27611-6807<br>PIN: 1705-88-0219        |
| 33. MATTHEW MARRIOTT<br>520 TUFTS COURT<br>RALEIGH, NC 27609-6701<br>PIN: 1705-99-8062                    | 45. MARTH & MABEL ANDREWS<br>C/O WACHOVIA BANK & TRUST<br>P.O. BOX 13159<br>ARLINGTON, TX 76094-0159<br>PIN: 1715-18-3089 | 46. THREE RENAISSANCE, LLC<br>P.O. BOX 17566<br>RALEIGH, NC 27619-7566<br>PIN: 1715-07-7778                   |

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 02°01'30" W	17.73
L2	N 86°53'13" W	15.08
L3	S 61°21'44" W	32.76
L4	N 69°33'27" W	59.97
L5	N 13°58'21" E	37.45
L6	N 07°13'42" E	13.20
L7	N 08°08'11" W	5.87
L8	N 16°53'24" E	23.09
L9	N 57°45'05" E	76.36
L10	N 25°22'28" E	48.68
L11	N 43°01'35" E	31.93

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2421.83'	662.57'	N 70°55'29" W	660.50'
C2	2421.83'	633.02'	N 55°27'49" W	631.22'
C3	2421.83'	633.92'	N 40°32'25" W	632.11'
C4	330.01'	217.36'	N 79°10'50" E	213.45'
C5	270.01'	193.33'	N 80°49'09" E	189.23'
C6	2818.81'	341.28'	N 75°13'08" W	341.07'
C7	2818.81'	181.45'	N 69°55'51" W	181.42'
C8	49.96'	165.46'	N 24°40'16" E	99.55'
C9	22.81'	39.59'	S 30°55'14" E	34.81'
C10	4.44'	6.47'	S 35°01'00" W	5.91'
C11	103.32'	28.27'	S 33°36'25" W	28.18'
C12	38.36'	47.10'	N 62°31'02" E	44.20'



**THE JOHN R. MCADAMS COMPANY, INC.**  
2805 Meridian Parkway  
Durham, North Carolina 27713  
Phone: 919-488-5546  
Fax: 919-488-5546  
www.mcadamsco.com



**REVISIONS:**

NO.	DATE	DESCRIPTION

**DEVELOPER:**  
NHE MASTER DEVELOPER, LLC  
C/O KANE REALTY CORPORATION  
4321 LASSITER  
AT NORTH HILLS AVE, SUITE 250  
RALEIGH, NC 27609

**GADDY RESIDENTIAL PHASE I**  
**ADMINISTRATIVE SITE REVIEW**  
RALEIGH, NORTH CAROLINA  
**EXISTING CONDITIONS**

**PROJECT NO. KAN-16080**  
**FILENAME: KAN16010-ASP-XCI**  
**CHECKED BY: ARP**  
**DRAWN BY: CGH**  
**SCALE: 1"=100'**  
**DATE: 10-30-2018**  
**SHEET NO. C-1**

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



REVISIONS:

DEVELOPER:  
 NHE MASTER DEVELOPER, LLC  
 C/O KANE REALTY CORPORATION  
 4321 LASSITER  
 AT NORTH HILLS AVE, SUITE 250  
 RALEIGH, NC 27609

**GADDY RESIDENTIAL PHASE I**  
 ADMINISTRATIVE SITE REVIEW  
 RALEIGH, NORTH CAROLINA  
 OVERALL SITE PLAN

PROJECT NO. KAN-16080  
 FILENAME: KAN16080-FSP-OASI  
 CHECKED BY: ARP  
 DRAWN BY: CGH  
 SCALE: 1"=100'  
 DATE: 10-30-2018  
 SHEET NO. **C-3**



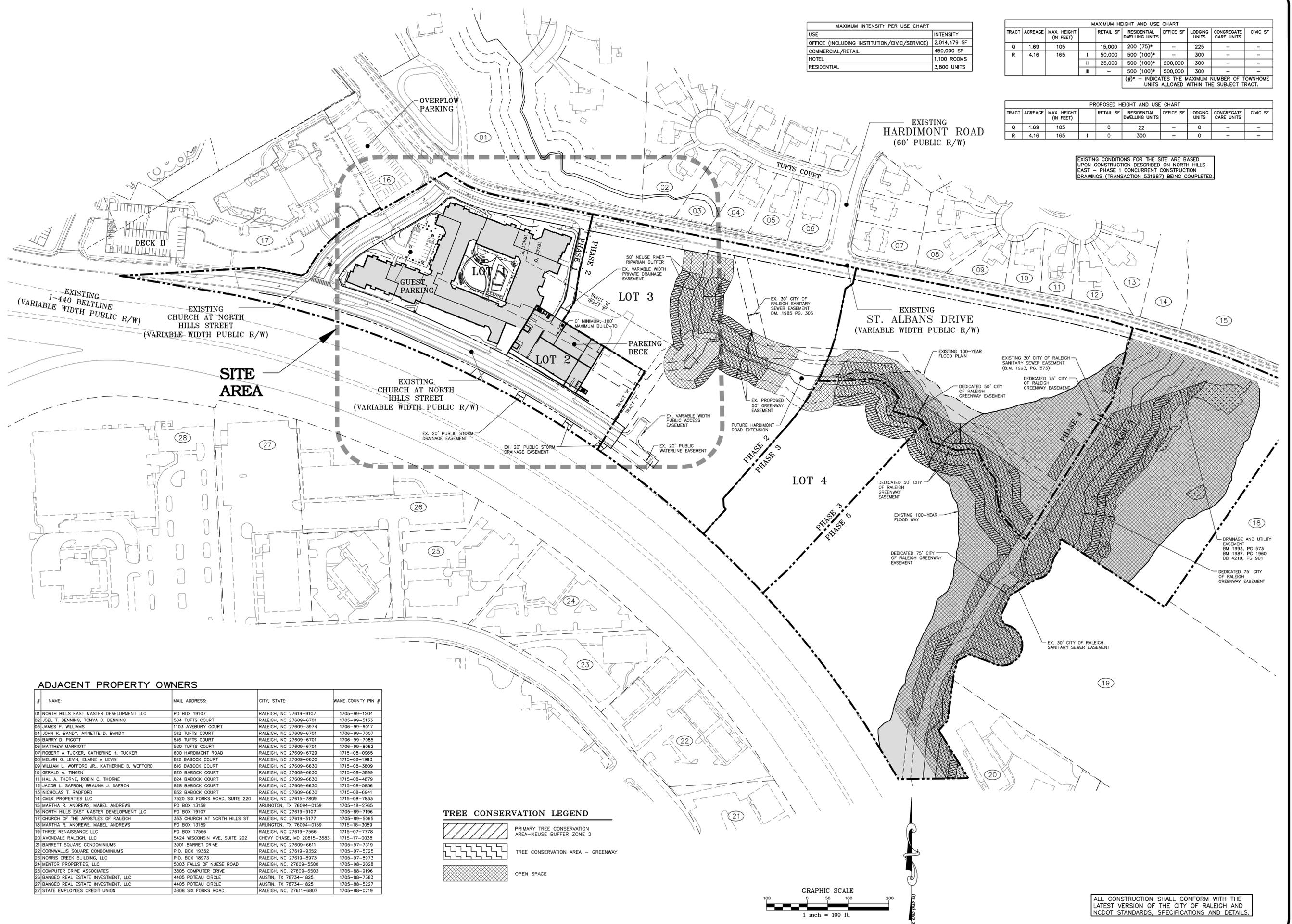
MAXIMUM INTENSITY PER USE CHART	
USE	INTENSITY
OFFICE (INCLUDING INSTITUTION/CIVIC/SERVICE)	2,014,479 SF
COMMERCIAL/RETAIL	450,000 SF
HOTEL	1,100 ROOMS
RESIDENTIAL	3,800 UNITS

MAXIMUM HEIGHT AND USE CHART								
TRACT	ACREAGE	MAX. HEIGHT (IN FEET)	RETAIL SF	RESIDENTIAL DWELLING UNITS	OFFICE SF	LOGGING UNITS	CONGREGATE CARE UNITS	CIVIC SF
Q	1.69	105	15,000	200 (75)*	-	225	-	-
R	4.16	165	I	50,000	500 (100)*	300	-	-
			II	25,000	500 (100)*	300	-	-
			III	-	500 (100)*	500,000	300	-

(\*)\* - INDICATES THE MAXIMUM NUMBER OF TOWNHOME UNITS ALLOWED WITHIN THE SUBJECT TRACT.

PROPOSED HEIGHT AND USE CHART								
TRACT	ACREAGE	MAX. HEIGHT (IN FEET)	RETAIL SF	RESIDENTIAL DWELLING UNITS	OFFICE SF	LOGGING UNITS	CONGREGATE CARE UNITS	CIVIC SF
Q	1.69	105	0	22	-	0	-	-
R	4.16	165	I	0	300	-	0	-

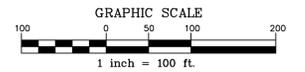
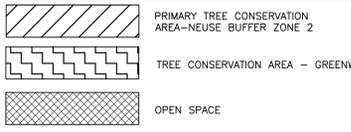
EXISTING CONDITIONS FOR THE SITE ARE BASED UPON CONSTRUCTION DESCRIBED ON NORTH HILLS EAST - PHASE 1 CONCURRENT CONSTRUCTION DRAWINGS (TRANSACTION 531687) BEING COMPLETED.



**ADJACENT PROPERTY OWNERS**

#	NAME	MAIL ADDRESS	CITY, STATE	WAKE COUNTY PIN #
01	NORTH HILLS EAST MASTER DEVELOPMENT LLC	PO BOX 19107	RALEIGH, NC 27619-9107	1705-99-1204
02	JOEL T. DENNING, TONYA D. DENNING	504 TUFTS COURT	RALEIGH, NC 27609-6701	1705-99-5133
03	JAMES P. WILLIAMS	1103 AVEBURY COURT	RALEIGH, NC 27609-3974	1706-99-6017
04	JOHN K. BANDY, ANNETTE D. BANDY	512 TUFTS COURT	RALEIGH, NC 27609-6701	1706-99-7007
05	BARRY D. PIGOTT	516 TUFTS COURT	RALEIGH, NC 27609-6701	1706-99-7085
06	MATTHEW MARRIOTT	520 TUFTS COURT	RALEIGH, NC 27609-6701	1706-99-8062
07	ROBERT A. TUCKER, CATHERINE H. TUCKER	600 HARDIMONT ROAD	RALEIGH, NC 27609-6729	1715-08-0965
08	MELVIN G. LEVIN, ELAINE A. LEVIN	812 BABOCK COURT	RALEIGH, NC 27609-6630	1715-08-1993
09	WILLIAM L. WOFFORD JR., KATHERINE B. WOFFORD	816 BABOCK COURT	RALEIGH, NC 27609-6630	1715-08-3809
10	GERALD A. TINGEN	820 BABOCK COURT	RALEIGH, NC 27609-6630	1715-08-3899
11	HAL A. THORNE, ROBIN C. THORNE	824 BABOCK COURT	RALEIGH, NC 27609-6630	1715-08-4879
12	JACOB L. SAFRON, BRAUNA J. SAFRON	828 BABOCK COURT	RALEIGH, NC 27609-6630	1715-08-5856
13	NICHOLAS T. RADFORD	832 BABOCK COURT	RALEIGH, NC 27609-6630	1715-08-6941
14	CMJK PROPERTIES LLC	7320 SIX FORKS ROAD, SUITE 220	RALEIGH, NC 27615-7809	1715-08-7833
15	MARTHA R. ANDREWS, MABEL ANDREWS	PO BOX 13159	ARLINGTON, TX 76094-0159	1705-18-2765
16	NORTH HILLS EAST MASTER DEVELOPMENT LLC	PO BOX 19107	RALEIGH, NC 27619-9107	1705-99-7196
17	CHURCH OF THE APOSTLES OF RALEIGH	333 CHURCH AT NORTH HILLS ST	RALEIGH, NC 27619-5177	1705-89-5065
18	MARTHA R. ANDREWS, MABEL ANDREWS	PO BOX 13159	ARLINGTON, TX 76094-0159	1715-18-3089
19	THREE RENAISSANCE LLC	PO BOX 17568	RALEIGH, NC 27619-7568	1715-07-7778
20	AYONDALE RALEIGH, LLC	5424 WISCONSIN AVE, SUITE 202	CHEVY CHASE, MD 20815-3583	1715-17-0038
21	BARRETT SQUARE CONDOMINIUMS	3901 BARRETT DRIVE	RALEIGH, NC 27609-6611	1705-97-7319
22	CORNWALLIS SQUARE CONDOMINIUMS	P.O. BOX 19352	RALEIGH, NC 27619-9352	1705-97-5725
23	NORRIS CREEK BUILDING, LLC	P.O. BOX 18973	RALEIGH, NC 27619-8973	1705-97-8973
24	MENTOR PROPERTIES, LLC	5003 FALLS OF NUSE ROAD	RALEIGH, NC 27609-5500	1705-98-2028
25	COMPUTER DRIVE ASSOCIATES	3805 COMPUTER DRIVE	RALEIGH, NC 27609-6503	1705-88-9196
26	BANEGO REAL ESTATE INVESTMENT LLC	4405 POTEAU CIRCLE	AUSTIN, TX 78734-1825	1705-88-7383
27	BANEGO REAL ESTATE INVESTMENT LLC	4405 POTEAU CIRCLE	AUSTIN, TX 78734-1825	1705-88-5227
28	STATE EMPLOYEES CREDIT UNION	3808 SIX FORKS ROAD	RALEIGH, NC 27611-6807	1705-88-0219

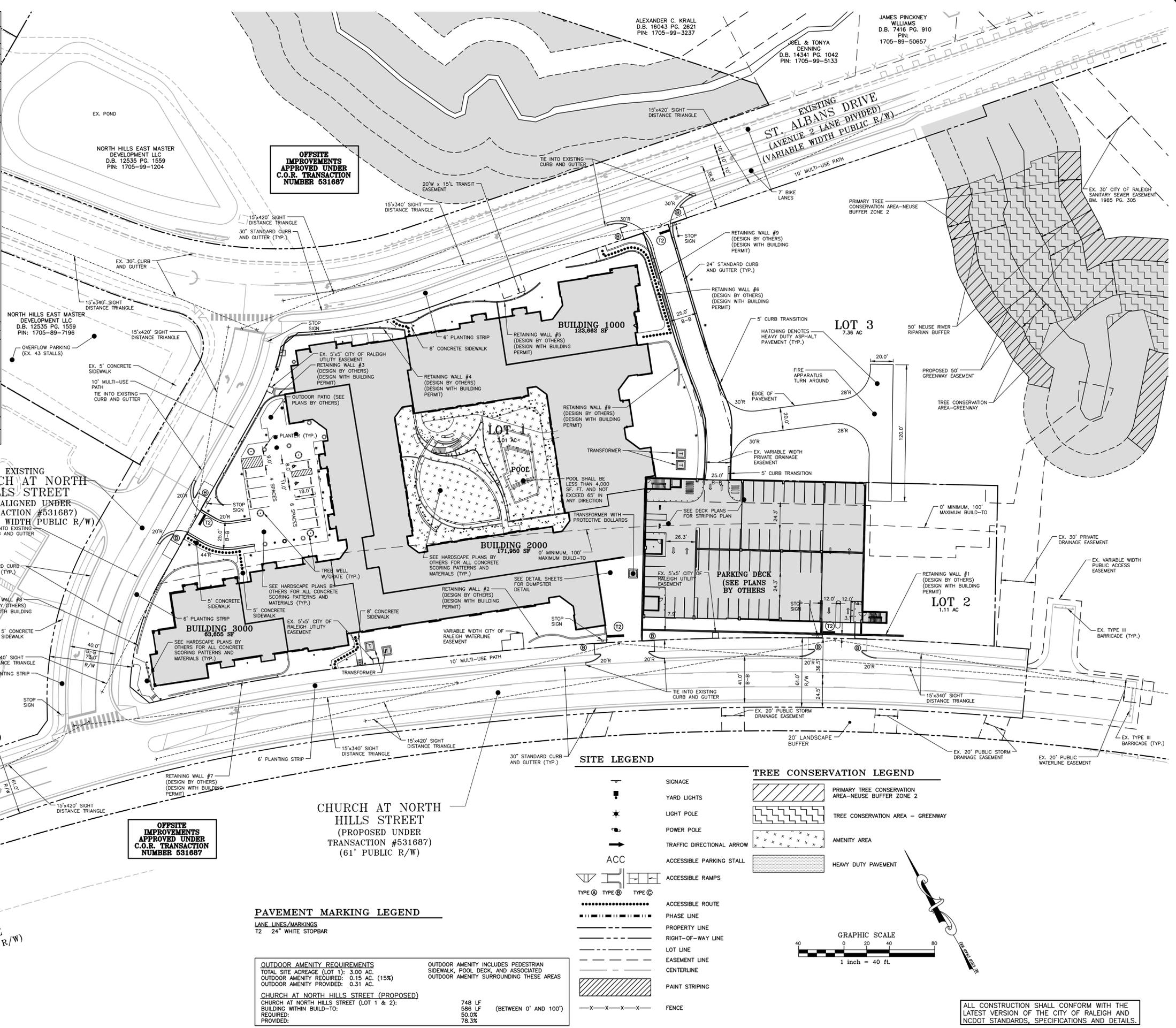
**TREE CONSERVATION LEGEND**



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

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SITE DATA	
PHYSICAL ADDRESS:	420 ST. ALBANS DRIVE RALEIGH, NORTH CAROLINA
OWNER:	GADDY APARTMENTS, LLC
DEVELOPER/APPLICANT:	GADDY APARTMENTS, LLC
PIN:	1705981738
ZONING:	PD
OVERLAY DISTRICT:	NONE
WATERSHED:	NEUSE RIVER
SITE AREA:	GROSS AREA: 328,421 SF / 7.54 AC R/W DEDICATION: 72,548 SF / 1.67 AC NET AREA: 255,873 SF / 5.87 AC
AREA IN FLOODWAY/FLOODPLAIN:	NONE
BUILDING SQUARE FOOTAGE:	BUILDING 1000: 121,085 SF BUILDING 2000: 169,287 SF BUILDING 3000: 66,472 SF BUILDING TOTAL: 356,844 SF
PARKING SUMMARY:	
REQUIRED PARKING (MIN. UDO 10-2081):	199 SPACES (1.0 PER UNIT) 1-BR (208 UNITS) 2-BR (115 UNITS) 3-BR (3 UNITS) GUEST PARKING TOTAL 492 SPACES
PARKING REDUCTION PER APPROVED PD AMENDMENT:	34% (MASTER PLAN MP-3-2016 SECTION 6H)
REQUIRED SPACES:	325 SPACES
PROVIDED PARKING:	310 SPACES (PARKING DECK*) 10 SPACES (GUEST PARKING AT CHURCH ST) 5 SPACES (DRIVE ISLE TO PARKING DECK)
TOTAL SPACES:	325 SPACES *DECK CONTAINS 838 SPACES, 310 OF WHICH ARE ALLOCATED TO GADDY RESIDENTIAL PHASE 1
ACCESSIBLE PARKING:	REQUIRED - 8 SPACES PROPOSED - 14 (12 IN DECK, 2 IN VISITOR PARKING)
BICYCLE PARKING:	REQUIRED - 16 SPACES (1 PER 20 UNITS) PROPOSED - 16 SPACES
PROPOSED IMPERVIOUS:	5.78 AC. (95.0% OF PROJECT AREA)
DENUDED AREA:	6.08 AC
BUILDING SETBACKS TO PUBLIC STREETS:	
PRIMARY (CHURCH AT NORTH HILLS ST.):	0' (MIN)
SIDE (ST. ALBANS DRIVE):	0' (MIN)
REAR:	0' (MIN)
AGGREGATE:	0' (MIN)
FRONT MAXIMUM:	0' (MAX)
MAX. BUILDING HEIGHT:	105' (TRACT Q)
REFERENCE APPROVED PD (MP-3-16):	165' (TRACT R)
MAX. BUILDING HEIGHT PROPOSED:	62'
MAX. PARKING DECK HEIGHT PROPOSED:	89.5'
MIN. SIDEWALK WIDTH:	10'
WIDTH PROVIDED:	10'
OPEN SPACE:	
REQUIRED OPEN SPACE:	REFERENCE APPROVED PD (MP-3-16)



**CHURCH AT NORTH HILLS STREET (PROPOSED UNDER TRANSACTION #531687) (61' PUBLIC R/W)**

**PAVEMENT MARKING LEGEND**

LANE LINES/MARKINGS	T2 24" WHITE STOPBAR
OUTDOOR AMENITY REQUIREMENTS	OUTDOOR AMENITY INCLUDES PEDESTRIAN SIDEWALK, POOL DECK, AND ASSOCIATED OUTDOOR AMENITY SURROUNDING THESE AREAS
TOTAL SITE ACREAGE (LOT 1): 3.00 AC.	
OUTDOOR AMENITY REQUIRED: 0.15 AC. (15%)	
OUTDOOR AMENITY PROVIDED: 0.31 AC.	
CHURCH AT NORTH HILLS STREET (PROPOSED)	
CHURCH AT NORTH HILLS STREET (LOT 1 & 2):	748 LF
BUILDING WITHIN BUILD-TO:	586 LF
REQUIRED:	50.0%
PROVIDED:	78.3% (BETWEEN 0' AND 100')

**SITE LEGEND**

[Symbol]	SIGNAGE	[Symbol]	PRIMARY TREE CONSERVATION AREA-NEUSE BUFFER ZONE 2
[Symbol]	YARD LIGHTS	[Symbol]	TREE CONSERVATION AREA - GREENWAY
[Symbol]	LIGHT POLE	[Symbol]	AMENITY AREA
[Symbol]	POWER POLE	[Symbol]	HEAVY DUTY PAVEMENT
[Symbol]	TRAFFIC DIRECTIONAL ARROW		
[Symbol]	ACCESSIBLE PARKING STALL		
[Symbol]	ACCESSIBLE RAMP		
[Symbol]	ACCESSIBLE ROUTE		
[Symbol]	PHASE LINE		
[Symbol]	PROPERTY LINE		
[Symbol]	RIGHT-OF-WAY LINE		
[Symbol]	LOT LINE		
[Symbol]	EASEMENT LINE		
[Symbol]	CENTERLINE		
[Symbol]	PAINT STRIPING		
[Symbol]	FENCE		

**TREE CONSERVATION LEGEND**

PRIMARY TREE CONSERVATION AREA-NEUSE BUFFER ZONE 2

TREE CONSERVATION AREA - GREENWAY

AMENITY AREA

HEAVY DUTY PAVEMENT

**GRAPHIC SCALE**

1" = 40'

**REVISIONS:**

DEVELOPER: NHE MASTER DEVELOPER, LLC  
C/O KANE REALTY CORPORATION  
4921 LASSITER  
AT NORTH HILLS AVE, SUITE 250  
RALEIGH, NC 27609

**PROJECT NO. KAN-16080**  
**FILENAME: KAN16080-ASP-S1**  
**CHECKED BY: ARP**  
**DRAWN BY: CGH**  
**SCALE: 1"=40'**  
**DATE: 10-30-2018**  
**SHEET NO. C-4**

**PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION**

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**THE JOHN R. MCADAMS COMPANY, INC.**  
2805 Meridian Parkway  
Durham, North Carolina 27713  
Phone No.: C-0288  
Fax No.: 5946  
(800) 733-5946 - MacAdamsCo.com

**MCADAMS**

**GADDY RESIDENTIAL PHASE I ADMINISTRATIVE SITE REVIEW**  
RALEIGH, NORTH CAROLINA

**SITE PLAN**

**McADAMS**

REVISIONS:

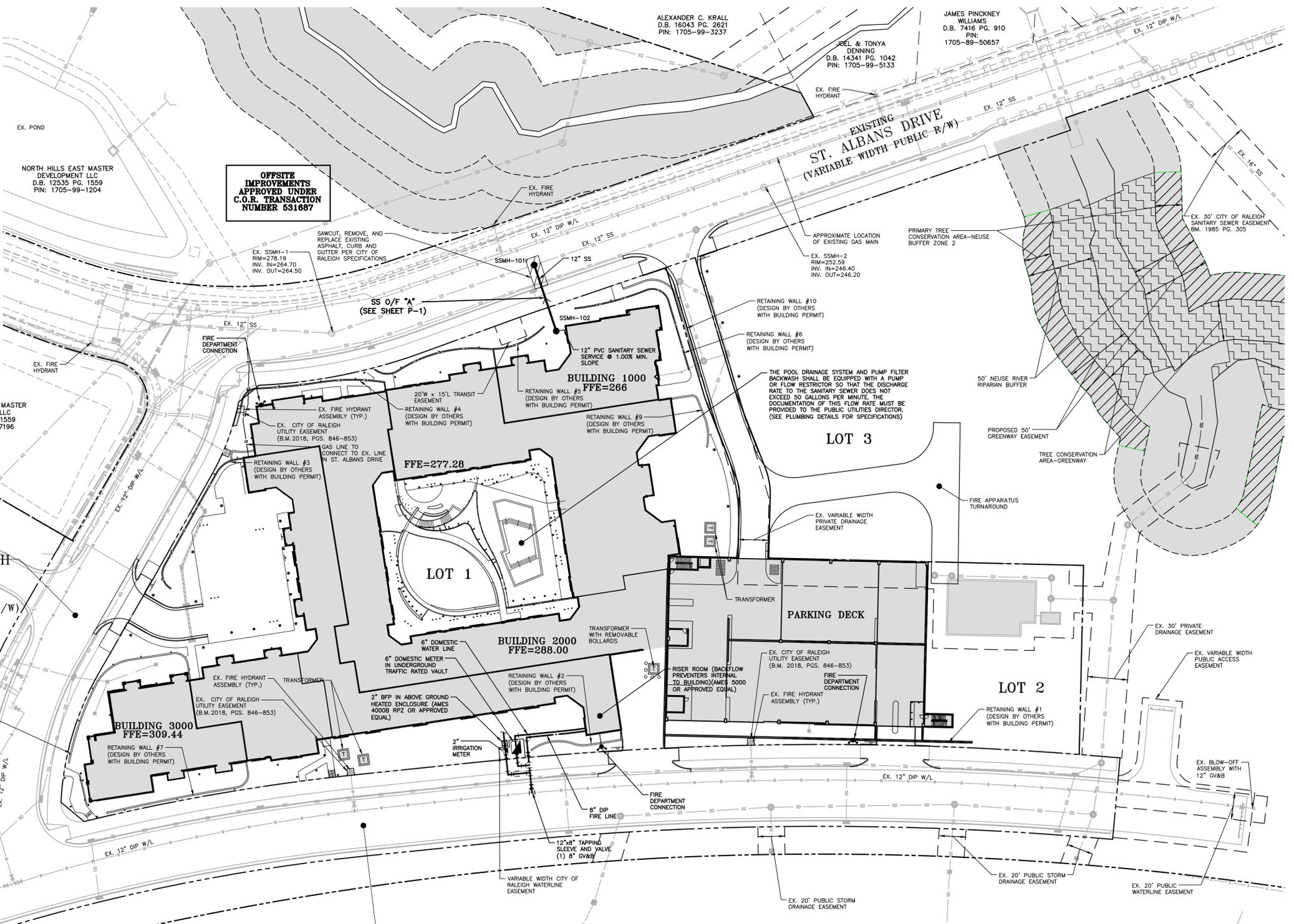

DEVELOPER:  
 NHE MASTER DEVELOPER, LLC  
 C/O KANE REALTY CORPORATION  
 4321 LASSITER  
 AT NORTH HILLS AVE, SUITE 250  
 RALEIGH, NC 27609

**GADDY RESIDENTIAL PHASE I**  
**ADMINISTRATIVE SITE REVIEW**  
 RALEIGH, NORTH CAROLINA

UTILITY PLAN

PROJECT NO:	KAN-16080
FILENAME:	KAN16080-ASP-UT
CHECKED BY:	ARP
DRAWN BY:	CGH
SCALE:	1" = 40'
DATE:	10-30-2018
SHEET NO.	C-6

**McADAMS**



**OFFSITE IMPROVEMENTS APPROVED UNDER C.O.R. TRANSACTION NUMBER 531687**

**OFFSITE IMPROVEMENTS APPROVED UNDER C.O.R. TRANSACTION NUMBER 531687**

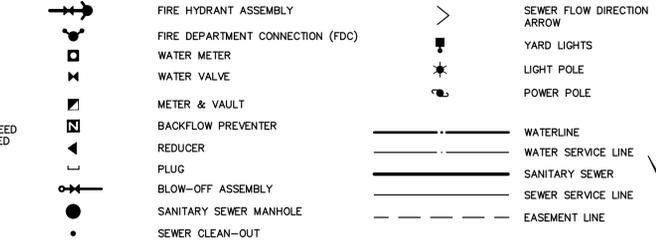
**EXISTING CHURCH AT NORTH HILLS STREET (RE-ALIGNED UNDER TRANSACTION #531687) (VARIABLE WIDTH PUBLIC R/W)**

**CHURCH AT NORTH HILLS STREET (PROPOSED UNDER TRANSACTION #531687) (61' PUBLIC R/W)**

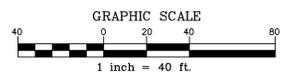
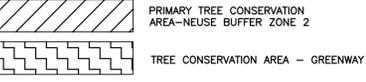
**GENERAL NOTES:**

- UTILITY SERVICE AREAS LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY THAT EXCEED 42 INCHES IN HEIGHT AND 42 INCHES IN ANY OTHER DIMENSION MUST BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY, AS REQUIRED PER UDO SEC 7.2.5.E3
- FIRE DEPARTMENT CONNECTION SHALL BE STORZ CONNECTIONS.

**UTILITY LEGEND**



**TREE CONSERVATION LEGEND**



**BYPASS PUMPING DATA**

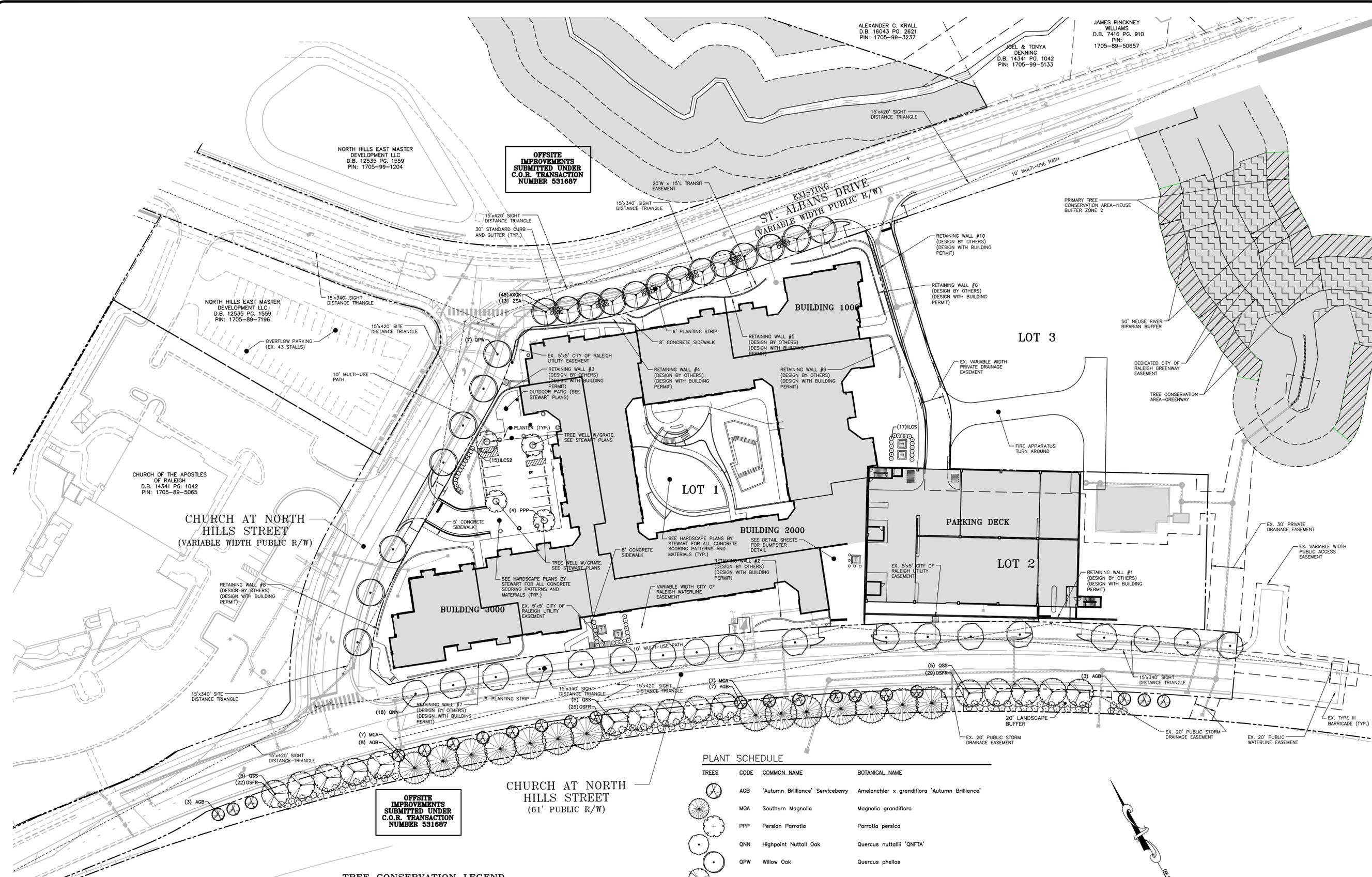
BYPASS PUMPING SYSTEM	ACTION TO BE COMPLETED	SUCTION MH	SUCTION STATIC LIFT (ft)*	DISCHARGE MH	DISCHARGE STATIC LIFT (ft)	APPROXIMATE LENGTH (ft)	PEAK FLOW (gpm)
1	INSTALL SSMH-101 TO SSMH-102	EX. SSMH-1	12	EX. SSMH-2	1	375	380

\*TO BE FIELD-VERIFIED BY CONTRACTOR

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

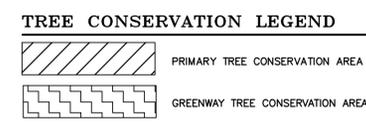
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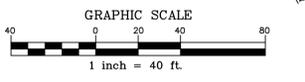


**PLANT SCHEDULE**

TREES	CODE	COMMON NAME	BOTANICAL NAME
	AGB	'Autumn Brilliance' Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'
	MGA	Southern Magnolia	Magnolia grandiflora
	PPP	Persian Parrotia	Parrotia persica
	QNN	Highpoint Nuttall Oak	Quercus nuttallii 'QNFTA'
	QPW	Willow Oak	Quercus phellos
	QSS	Shumard Red Oak	Quercus shumardii
	ZSA	Autumn Glow Japanese Zelkova	Zelkova serrata 'Autumn Glow'
SHRUBS	CODE	COMMON NAME	BOTANICAL NAME
	AXGK	Glossy Abelia	Abelia x grandiflora 'Kaleidoscope'
	ILCS	Steeds Japanese Holly	Ilex crenata 'Steeds'
	ILCS2	Steeds Holly	Ilex crenata 'Steeds'
	OSFR	Sweet Olive	Osmanthus fragrans



- NOTES:**
- SEE SHEET LS-2 FOR LANDSCAPE CALCULATIONS, COMPLETE PLANT SCHEDULE, DETAILS AND NOTES.
  - ALL TREES LOCATED WITHIN A SIGHT DISTANCE TRIANGLE SHALL BE LIMBED TO A MINIMUM 8' ABOVE FINISHED GRADE.
  - STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
  - A TREE IMPACT PERMIT IS REQUIRED PRIOR TO SUBDIVISION OR ISSUANCE OF BUILDING PERMITS, WHICHEVER OCCURS FIRST, FOR TREES INSTALLED IN THE PUBLIC RIGHTS-OF-WAY.



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

**THE JOHN R. MCADAMS COMPANY, INC.**  
 2805 Meridian Parkway  
 Durham, North Carolina 27713  
 License No.: C-0288  
 License Expiration: 12/31/2024  
 (800) 733-5646 • mcadamsco.com



**REVISIONS:**

NO.	DESCRIPTION

**DEVELOPER:**  
 NHE MASTER DEVELOPER, LLC  
 C/O KANE REALTY CORPORATION  
 4921 LASSITER  
 AT NORTH HILLS AVE, SUITE 250  
 RALEIGH, NC 27609

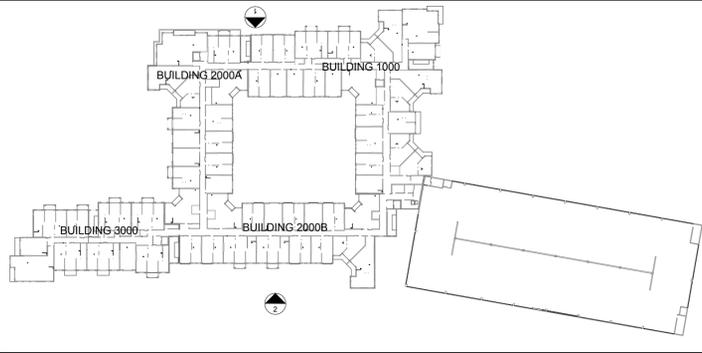
**GADDY RESIDENTIAL PHASE I**  
**ADMINISTRATIVE SITE REVIEW**  
 RALEIGH, NORTH CAROLINA  
**LANDSCAPE PLAN**

PROJECT NO. KAN-16080  
 FILENAME: KAN16080-FSP-LS1  
 CHECKED BY: ARP  
 DRAWN BY: CGH  
 SCALE: 1"=40'  
 DATE: 10-30-2018  
 SHEET NO. **LS-1**



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

KEY PLAN



NOTE: DESIGN MEETS UDO MAXIMUM BLANK WALL STANDARD

EXTERIOR FINISH KEY

NO.	MAT'L DESCRIPTION	MANUF. & COLOR INFO	NO.	MAT'L DESCRIPTION	MANUF. & COLOR INFO	NO.	MAT'L DESCRIPTION	MANUF. & COLOR INFO
1	BOARD & BATTEN FINISH	COLOR 1 - TBD	7B	EIFS SYSTEM	COLOR 2 - TBD	15	DECORATIVE LOUVER CANOPY	-
2	BOARD & BATTEN FINISH	COLOR 2 - TBD	8A	SPLIT FACE BLOCK	COLOR 1 - TBD	15A	DECORATIVE LOUVER CANOPY	-
3	BOARD & BATTEN FINISH	COLOR 3 - TBD	8B	SPLIT FACE BLOCK	COLOR 2 - TBD	16	DECORATIVE ALUM. DOWN SPOUT	-
4A	CEMENTITIOUS LAP SIDING (4"-8" EXPOSURE)	COLOR 1 - TBD	9	CEMENTITIOUS TRIM	COLOR 1 - TBD	17	METAL ROOF	-
4B	CEMENTITIOUS LAP SIDING (4"-8" EXPOSURE)	COLOR 2 - TBD	9A	CEMENTITIOUS TRIM	COLOR 2 - TBD	18	DECORATIVE BRACKET	-
4C	CEMENTITIOUS LAP SIDING (4"-8" EXPOSURE)	COLOR 2 - TBD	10	DECORATIVE LOUVER SCREEN	-	19	GLASS RAIL W/ METAL FRAME	-
5A	CEMENTITIOUS LAP SIDING (12" EXPOSURE)	COLOR 1 - TBD	11	PICKET ALUMINUM RAILING	MFR: STERLING DULA MODEL: CLASSIC PICKET RAIL	20	BLADE SIGNAGE	NOT IN CONTRACT (N.I.C.)
5B	CEMENTITIOUS LAP SIDING (12" EXPOSURE)	COLOR 2 - TBD	12	PERFORATED ALUMINUM RAILING	MFR: STERLING DULA	21	LOUVER SHUTTERS	-
6	CEMENTITIOUS LAP SIDING	COLOR 2 - TBD (STAINED)	13	DECORATIVE METAL MOTIF	MFR: OVERHEAD DOOR CO. MODEL: THERMACORE INSUL.	22	ALUMINUM STOREFRONT	-
7A	EIFS SYSTEM	COLOR 1 - TBD	14	METAL CANOPY	MFR: ALUCOBOND MODEL: ACM PANEL			



2 EX - OVERALL BUILDING ELEVATION - SOUTH  
1/16" = 1'-0"



1 EX - OVERALL BUILDING ELEVATION - NORTH  
1/16" = 1'-0"

ISSUE	DATE	DESCRIPTION	INCLUDED
03.03.2017		SCHEMATIC DESIGN	
06.02.2017		DESIGN DEVELOPMENT PACKAGE	
10.30.2017		REVISED DESIGN DEVELOPMENT PACKAGE	
12.13.2017		FINAL DRAWING - FOR REVIEW PURPOSES	
02.07.2018		CONTRACT SET	
06.26.2018		ASB No. 2 - FOUNDATIONS/ASBESTOS WALLS	
07.02.2018		ASB No. 3 - UNDERGROUND UTILITIES	
07.16.2018		IFC SET	
08.29.2018		ASB No. 4 - REV. 2 - INTERNAL COORDINATION	

REVISION	DATE	DESCRIPTION	REV

SEAL:

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SHEET NAME:

STREET ELEVATION

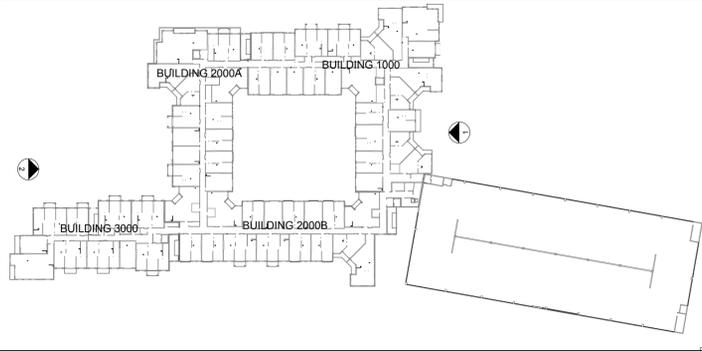
03/21/17

JOB NUMBER: 160301

DRAWN BY: Author  
CHECKED BY: Checker

EX-A4-01  
NOT FOR CONSTRUCTION

KEY PLAN



NOTE: DESIGN MEETS UDO MAXIMUM BLANK WALL STANDARD

EXTERIOR FINISH KEY

NO.	MAT'L DESCRIPTION	MANUF. & COLOR INFO	NO.	MAT'L DESCRIPTION	MANUF. & COLOR INFO	NO.	MAT'L DESCRIPTION	MANUF. & COLOR INFO
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5B	CEMENTITIOUS LAP SIDING (12" EXPOSURE)	COLOR 2 - TBD	12	PERFORATED ALUMINUM RAILING	MFR: STERLING DULA	21	LOUVER SHUTTERS	-
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7A	EIFS SYSTEM	COLOR 1 - TBD	14	METAL CANOPY				



2 EX - OVERALL BUILDING ELEVATION - WEST  
1/16" = 1'-0"



1 EX - OVERALL BUILDING ELEVATION - EAST  
1/16" = 1'-0"

ISSUE	DATE	DESCRIPTION	INCLUDED
03.03.2017	03.03.2017	SCHEMATIC DESIGN	
06.02.2017	06.02.2017	DESIGN DEVELOPMENT PACKAGE	
10.30.2017	10.30.2017	REVISED DESIGN DEVELOPMENT PACKAGE	
11.15.2017	11.15.2017	FINAL DRAWING FOR REVIEW PURPOSES	
02.07.2018	02.07.2018	PERMIT SET	
02.07.2018	02.07.2018	EXPRESS REVIEW SUBMISSION	
06.25.2018	06.25.2018	AS-N-1 FOUNDATIONS/SITE WALLS	
07.06.2018	07.06.2018	AS-N-3 UNDERGROUND UTILITIES	
07.16.2018	07.16.2018	IFC SET	
08.29.2018	08.29.2018	AS-N-4-REV 2 - INTERNAL COORDINATION	

REVISION	DATE	DESCRIPTION	REV

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SHEET NAME  
**STREET ELEVATION**  
: 05/30/17

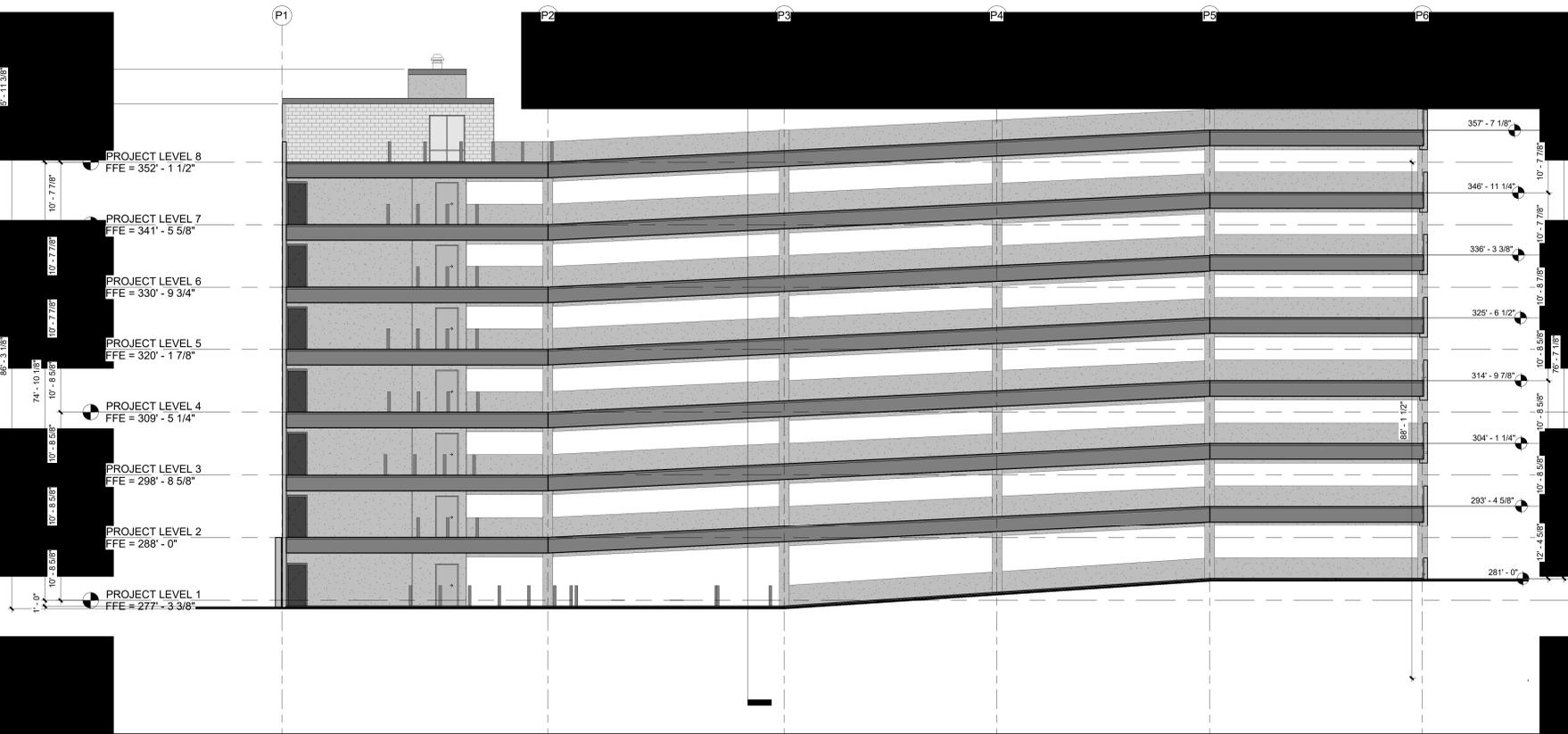
JOB NUMBER: 160301

DRAWN BY: Author  
CHECKED BY: Checker

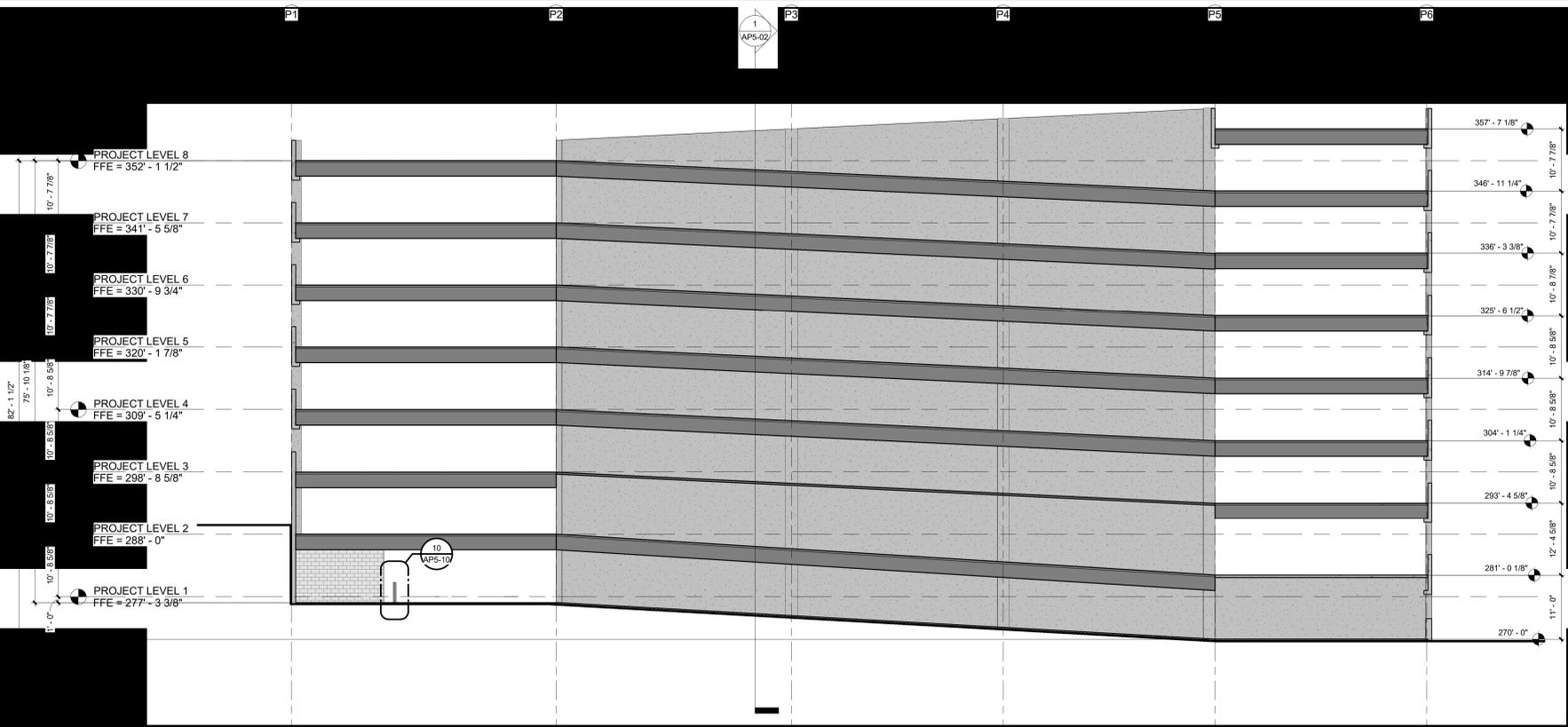
**EX-A4-02**  
NOT FOR CONSTRUCTION







2 PARKING DECK - SECTION 2  
3/32" = 1'-0"



1 PARKING DECK - SECTION 1  
3/32" = 1'-0"

ISSUE	DATE	DESCRIPTION	REVISION

NOTES:  
1. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED IN THIS DRAWING AND HAS FOUND IT TO BE ACCURATE AND COMPLETE. THE ARCHITECT HAS NOT CONDUCTED A STRUCTURAL ANALYSIS OF THE PROJECT AND HAS NOT VERIFIED THE ACCURACY OF THE STRUCTURAL INFORMATION PROVIDED IN THIS DRAWING. THE ARCHITECT HAS NOT CONDUCTED A GEOTECHNICAL ANALYSIS OF THE PROJECT AND HAS NOT VERIFIED THE ACCURACY OF THE GEOTECHNICAL INFORMATION PROVIDED IN THIS DRAWING. THE ARCHITECT HAS NOT CONDUCTED A MECHANICAL, ELECTRICAL, OR PLUMBING ANALYSIS OF THE PROJECT AND HAS NOT VERIFIED THE ACCURACY OF THE MECHANICAL, ELECTRICAL, OR PLUMBING INFORMATION PROVIDED IN THIS DRAWING. THE ARCHITECT HAS NOT CONDUCTED A LIFE SAFETY ANALYSIS OF THE PROJECT AND HAS NOT VERIFIED THE ACCURACY OF THE LIFE SAFETY INFORMATION PROVIDED IN THIS DRAWING. 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PARKING DECK - OVERALL SECTIONS

JOB NUMBER:	10000000
DRAWN BY:	HL
CHECKED BY:	JG





# Administrative Approval Action

SR-57-17, Gaddy Residential Phase 1  
Transaction# 518658 / AA# 3683

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2495  
DS.help@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This site is located on the north side of Interstate 40 and the south side of St. Albans Drive, at the intersection of St. Albans Drive and Hardimont Road, 500 St. Albans Drive.

**REQUEST:** Development of a 7.54 acre tract zone PD (North Hills East, case MP-3-16) into a 359,267 square foot/ 322 unit apartment complex with associated parking deck.

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** N/A

**FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by McAdams.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

**Note:** *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

### **PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:**

#### **ENGINEERING**

1. **Next Step:** A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

#### **PUBLIC UTILITIES**

2. A Deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewerline construction.
3. A Plat shall be recorded for all necessary offsite Right-of-Way to accommodate future waterline construction
4. A Water Model in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval prior to concurrent approval.
5. 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
6. The Developer shall provide a letter or e-mail from any Private Utility Company authorizing new water and sewer main encroachments across existing Transmission Easements prior to concurrent approval.

#### **STORMWATER**

7. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of a mass grading permit or other site permit, whichever comes first.



# Administrative Approval Action

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8. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of a mass grading permit or other site permit, whichever comes first.
9. Next Step: A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

## URBAN FORESTRY

10. Obtain required stub and tree impact permits from the City of Raleigh.
11. Next Step: Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.
12. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

## GENERAL

13. That the concurrent plan will show landscaping in the 20' landscape area adjacent to I-40 as per Master Plan document (Section E).
14. The Developer shall provide a letter or e-mail from a solid waste service provider stating that they accept the proposed waste management plan and will service the site as proposed.

## PRIOR TO ISSUANCE OF BUILDING PERMITS:

### GENERAL

1. That should the proposed swimming pool exceed 65 linear feet or 4,000 square foot as per UDO Section 6.7.3 G 5 a Special Use Permit approval is required.
2. A Final Plat (S-46-17) shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right Of Way and/or Easement Dedications, and Tree Save Areas.
3. Provide fire flow analysis.
4. A 15' x 20' transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 prior to building permit issuance.
5. As required parking for these apartments is on a separate parcel from the apartments and there are other shared common elements within this development, the City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City.



# Administrative Approval Action

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## ENGINEERING

6. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
7. A 5' general utility 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.
8. A cross access agreement between all lots shall be approved by the Development Services Department for recording with the Wake County Register of Deeds, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one (1) day of lot recordation. A recorded copy of these documents must be provided to the Development Services Department.
9. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.
10. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

## PUBLIC UTILITIES

11. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas
19. Initiation of the easement exchange process is required (via dedication of new easement on Record Plat, ending with abandonment of old easement on subsequent Deed)
20. Utility re-alignment construction shall be substantially complete (to eliminate conflict with new building)

## STORMWATER

21. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering program.
22. Next Step: The developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans.
23. Next Step: The flood prone areas, as approved by the City Stormwater Engineer, must be shown on the preliminary plan and shall be shown on the recorded map;



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24. Next Step: The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office.
25. Next Step: 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.
26. Next Step: In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.

## URBAN FORESTRY

27. A final inspection of required tree conservation and right of way tree protection areas by Urban Forestry staff must be completed.
28. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

## PRIOR TO ISSUANCE OF BUILDING OCCUPANCY PERMIT:

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. Next Step: Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
4. Next Step: All street lights and street signs required as part of the development approval are installed.
5. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
6. Next Step: As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department
7. Next Step: Final inspection of all required Tree Conservation and right of way tree protection areas by Urban Forestry Staff.

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



# Administrative Approval Action

SR-57-17, Gaddy Residential Phase 1  
Transaction# 518658 / AA# 3683

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
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**3-Year Expiration Date:** 12-13-2020

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:(Planning Dir./Designee)

Date: 12/13/2017

Staff Coordinator: Michael Walters