



# Administrative Approval Action

**AA # 3920 / SR-97-18, Smokey Hollow II  
Transaction# 572059**

**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 between N. West Street and N. Harrington Street, north of W. North Street, at 506-524 N. West Street, and 413 N. Harrington Street.

**REQUEST:** Development of multiple tracts totaling 3.57 acres zoned DX-12-SH, and IX-12 into a multi-family residential (281 dwelling units) and a retail and office mixed use development. The development consists of two residential, office, and retail mixed use buildings, totaling 531,731 SF with associated parking deck.

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

One Design Adjustment has been approved for this project, noted below. Design Adjustment (DA-133-2018)

1. Relief to driveways spacing requirements for the Avenue two lane Undivided Street sections.
2. Supports the use of 4' x 16' street tree planters in place of 4'x6' grates for block continuity

Three Administrative Alternates have been approved by the Planning Director for this project, noted below.

1. Transparency (AAD-26-18)
2. Pedestrian Access (AAD-26-18)
3. Building Massing Standards (AAD-26-18)

**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 01/10/2019 by Withers Ravenel

## 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:*

**CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME** – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

**CONCURRENT SITE REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.



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***The following items are required prior to approval of Concurrent Site Review plans:***

## **Engineering**

1. An encroachment agreement for pavers within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department. The encroachment agreement shall also be recorded with the Wake County Register of Deeds prior to concurrent review approval.
2. 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**

3. Prior to issuance of building permits, the utility re-alignment construction must be substantially completed to eliminate any conflicts with the new building.
4. Verification of water available for fire flow is required as part of the building permit process, Any water system improvements recommended by this analysis to meet fire flow requirements will also be required by the developer.

## **Stormwater**

5. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).
6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
7. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
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).
9. 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).

## **Urban Forestry**

10. A Design Adjustment must be approved for the 4' x 16' street tree planters



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**LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto: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 type="checkbox"/>	City Code Covenant	<input type="checkbox"/>	Slope Easement
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant	<input type="checkbox"/>	Transit Easement
<input type="checkbox"/>	Utility Placement Easement	<input type="checkbox"/>	Cross Access Easement
<input checked="" type="checkbox"/>	Sidewalk Easement	<input type="checkbox"/>	Public Access Easement
		<input type="checkbox"/>	Other:

**RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

***The following items must be approved prior to recording the plat:***

**General**

1. The City Code Covenant 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 shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.
2. A demolition permit shall be issued and this building permit number shown on all maps for recording.

**Engineering**

3. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
4. The site plan must be updated to show the public right-of-way dedication along N West St to be the UDO approved one-half of the required 64' public right-of-way from the shown centerline on the approved preliminary plan. The preliminary plan shows a dedication of 29' and all future submissions associated with this project need to show a dedication of 32'.
5. A cross access agreement among the lots associated with the proposed development shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development



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Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

6. 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.

## Public Utilities

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

## Stormwater

8. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
9. 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 (UDO 9.2.2.G).
10. 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).

**BUILDING PERMITS** – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site 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. The applicant shall provide proof of compliance with remote parking standards by submitting a signed agreement or lease indicating that required off-street parking shall be provided as long as the principal use continues and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels (UDO 7.1.5).
2. A recombination map shall be recorded recombining the existing lots as shown on the preliminary plan.



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3. A demolition permit shall be obtained.
4. Provide fire flow analysis.

## Engineering

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

## Public Utilities

6. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.
6. 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).
7. Utility re-alignment construction shall be substantially complete (to eliminate conflict with new building).

## Urban Forestry

8. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 12 street trees along N. West St., 7 street trees along W. Johnson St., and 11 street trees along N. Harrington St. for a total of 30 street trees.

### ***The following are required 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. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. 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. All street lights and street signs required as part of the development approval are installed.
5. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.



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6. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).
7. Final inspection of all right of way street trees by Urban Forestry Staff.

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

**3-Year Expiration Date:** 2-1-2022

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

**4-Year Completion Date:**

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

I hereby certify this administrative decision.

Signed:(Development Services Dir./Designee)

Date: 2/1/19

Staff Coordinator: Michael Walters

# Design Adjustment Staff Response



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<b>PROJECT</b>	<b>Project Name</b>	Smokey Hollow Phase 2	
	<b>Development Case Number</b>	SR-97-18	
	<b>Transaction Number</b>	572059	
	<b>Design Adjustment Number</b>	DA - 133 - 2019	
<b>STAFF RESPONSE</b>	<b>Staff recommendation based upon the findings in the applicable code(s):</b>		
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	<input checked="" type="checkbox"/> Raleigh Street Design Manual	
	Staff <b>SUPPORTS</b> <input checked="" type="checkbox"/> <b>DOES NOT SUPPORT</b> <input type="checkbox"/> the design adjustment request.		
	<b>DEPARTMENTS</b>		
	<input type="checkbox"/> Dev. Services Planner	<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services	<input type="checkbox"/> Parks & Recreation and Cult. Res.	
	<input type="checkbox"/> Public Utilities		
	<b>CONDITIONS:</b>		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			

  
**Authorized Signature** KENNETH W. RITCHIE, PE, MPA Date 2/1/2019  
ENGINEERING AND INFRASTRUCTURE MANAGER

\*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

# Staff Response Raleigh Street Design Manual



DEVELOPMENT  
SERVICES  
DEPARTMENT

- A. The requested design adjustment meets the intent of the Raleigh Street Design Manual;  
YES  NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
YES  NO
- C. The requested design adjustment does not increase congestion or compromise safety;  
YES  NO
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and  
YES  NO
- E. The requested design adjustment has been designed and certified by a Professional Engineer.  
YES  NO

## STAFF FINDINGS

Staff supports the request for relief pertaining to driveway spacing requirements for the Avenue 2-Lane, Undivided street sections of N Harrington St and N West St in the shown locations of the attached site plan. The proposed driveways support different uses with different peak times of operation. Driveways with similar functions are spaced in a way to maximize their distance from each other so the conflicting driveways don't overlap in their main use.

Staff supports the request for the use of 4'x16' street tree planters in place of the 4'x6' street tree grates. This request is supported by Urban Forestry and maintains continuity of the block by matching what is being constructed as part of the adjacent Smokey Hollow Phase I.

# Design Adjustment Application



**DEVELOPMENT SERVICES DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

<b>PROJECT</b>	<b>Project Name</b> Smokey Hollow Phase 2	
	<b>Case Number</b> SR-97-18	
	<b>Transaction Number</b> 572059	
<b>OWNER</b>	<b>Name</b> WK Smokey Hollow, LLC	
	<b>Address</b> 4321 Lassiter at North Hills Ave, Ste 250	<b>City</b> Raleigh
	<b>State</b> NC	<b>Zip Code</b> 27609
<b>CONTACT</b>	<b>Name</b> David Parker	<b>Firm</b> Kane Realty Corporation
	<b>Address</b> 4321 Lassiter at North Hills Ave, Ste 250	<b>City</b> Raleigh
	<b>State</b> NC	<b>Zip Code</b> 27609
<b>REQUEST</b>	<b>I am seeking a Design Adjustment from the requirements set forth in the following:</b>	
	<input type="checkbox"/> <u>UDO Art. 8.3 Blocks, Lots, Access</u>	- See page 2 for findings
	<input type="checkbox"/> <u>UDO Art. 8.4 New Streets</u>	- See page 3 for findings
	<input type="checkbox"/> <u>UDO Art. 8.5 Existing Streets</u>	- See page 4 for findings
	<input checked="" type="checkbox"/> <u>Raleigh Street Design Manual</u>	- See page 5 for findings
	<b>Provide details about the request; (please attach a memorandum if additional space is needed):</b>	
	A design adjustment is being submitted for the exemption of the conflicts from the existing driveways (RSDM 3.2.3.A) given the nature of the surrounding properties and their corresponding possibility of being redeveloped within the immediate future.	

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature *[Signature]* Date 12/21/18

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to [designadjustments@raleighnc.gov](mailto:designadjustments@raleighnc.gov).

Deliver the addressed envelopes and letters to:  
 Development Services, Development Engineering  
 One Exchange Plaza, Suite 500  
 Raleigh NC, 27601

<b>For Office Use Only</b>	<b>RECEIVED DATE:</b>	<b>DA -</b>
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# Raleigh Street Design Manual

## Administrative Design Adjustment Findings



DEVELOPMENT  
SERVICES  
DEPARTMENT

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The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of the Raleigh Street Design Manual;  
**given the low volume of traffic from the surround properties, and the imminent possibility of redevelopment of the surrounding properties, the location of the driveways maximizes safety for vehicular travel to and from our site, while providing adequate access for the immediate future.**
  
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
**The proposed driveways will have no effect of the comprehensive plan and the adopted city plans.**
  
- C. The requested design adjustment does not increase congestion or compromise safety;  
**The proposed design locates the driveways in such a way to improve sight distance, and does not compromise safety.**
  
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and  
**No additional maintenance responsibilities will be required.**
  
- E. The requested design adjustment has been designed and certified by a Professional Engineer.  
**A Professional Engineer has designed and certified the requested design adjustment.**

# Individual Acknowledgement



DEVELOPMENT  
SERVICES  
DEPARTMENT

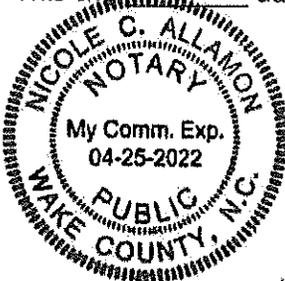
STATE OF NORTH CAROLINA  
COUNTY OF Wake

INDIVIDUAL

I, Nicole C. Allamon, a Notary Public do hereby certify that  
Laftee G. Smith personally appeared before me this day and  
acknowledged the due execution of the forgoing instrument.

This the 21 day of December, 2018.

(SEAL)



Notary Public

Nicole C. Allamon

My Commission Expires:

4/25/2022

# Design Adjustment Application



**DEVELOPMENT SERVICES DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

<b>PROJECT</b>	<b>Project Name</b> Smokey Hollow Phase 2		
	<b>Case Number</b> SR-97-18		
	<b>Transaction Number</b> 572059		
<b>OWNER</b>	<b>Name</b> WK Smokey Hollow, LC		
	<b>Address</b> 4321 Lassiter at North Hills Ave, Ste 250		<b>City</b> Raleigh
	<b>State</b> NC	<b>Zip Code</b> 27609	<b>Phone</b> 919-369-4096
<b>CONTACT</b>	<b>Name</b> David Parker		<b>Firm</b> Kane Realty Corporation
	<b>Address</b> 4321 Lassiter at North Hills Ave, Ste 250		<b>City</b> Raleigh
	<b>State</b> NC	<b>Zip Code</b> 27609	<b>Phone</b> 919-369-4096
<b>REQUEST</b>	<b>I am seeking a Design Adjustment from the requirements set forth in the following:</b>		
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input checked="" type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	<b>Provide details about the request; (please attach a memorandum if additional space is needed):</b>		
This is a request to provide 4' x 16' street tree planters in place of the 4' x 6' street tree grates that are specified in the Raleigh Street Design Manual. This is pursuant with what was previously approved with Smokey Hollow Ph 1, SR-53-16.			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

*[Signature]*  
Owner/Owner's Representative Signature

12/21/18  
Date

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

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Deliver the addressed envelopes and letters to:  
Development Services, Development Engineering  
One Exchange Plaza, Suite 500  
Raleigh NC, 27601

<b>For Office Use Only</b>	<b>RECEIVED DATE:</b>	<b>DA -</b>
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The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of the Raleigh Street Design Manual;

**The proposed 4' x 16' street tree planters will provide a larger area to accommodate growth than the typical 4' x 6' street tree grates. The proposed street tree planters are consistent with the cross-sectional dimensions specified in the Street Type Overview section of the Raleigh Street Design Manual.**

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

**The proposed street tree planters will have no effect on the Comprehensive Plan and adopted City plans.**

- C. The requested design adjustment does not increase congestion or compromise safety;

**There will be a 12' clearance behind the proposed street tree planters.**

- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

**The proposed street tree planters eliminates cost and maintenance responsibilities of metal grates. No additional maintenance responsibilities will be required.**

- E. The requested design adjustment has been designed and certified by a Professional Engineer.

**A Professional Engineer has designed and certified the requested design adjustment (see plans).**

# Individual Acknowledgement



DEVELOPMENT  
SERVICES  
DEPARTMENT

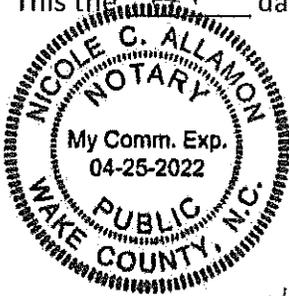
STATE OF NORTH CAROLINA  
COUNTY OF Wake

INDIVIDUAL

I, Nicole C. Allamon, a Notary Public do hereby certify that  
Laftee B. Smith personally appeared before me this day and  
acknowledged the due execution of the forgoing instrument.

This the 21 day of December, 2018.

(SEAL)

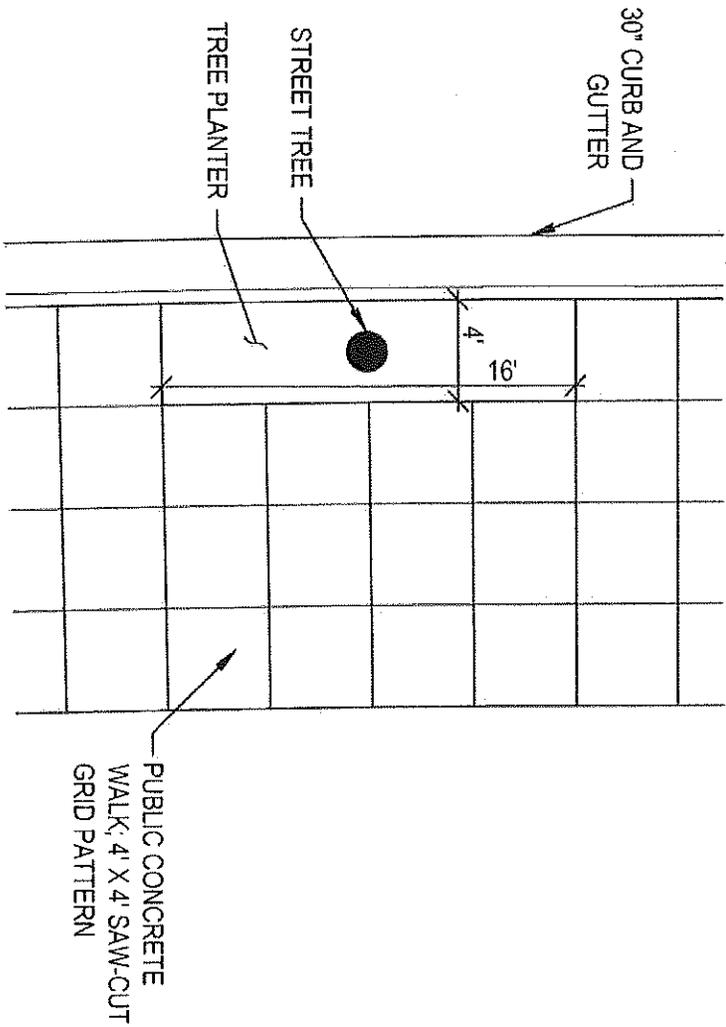


Notary Public

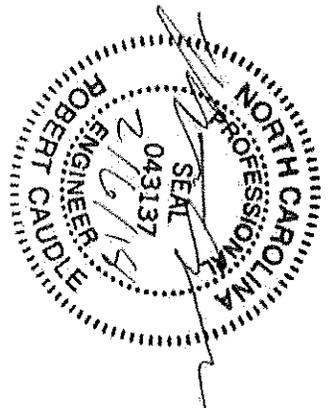
Nicole C. Allamon

My Commission Expires:

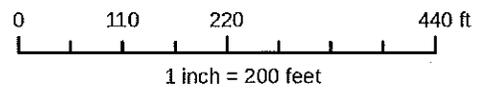
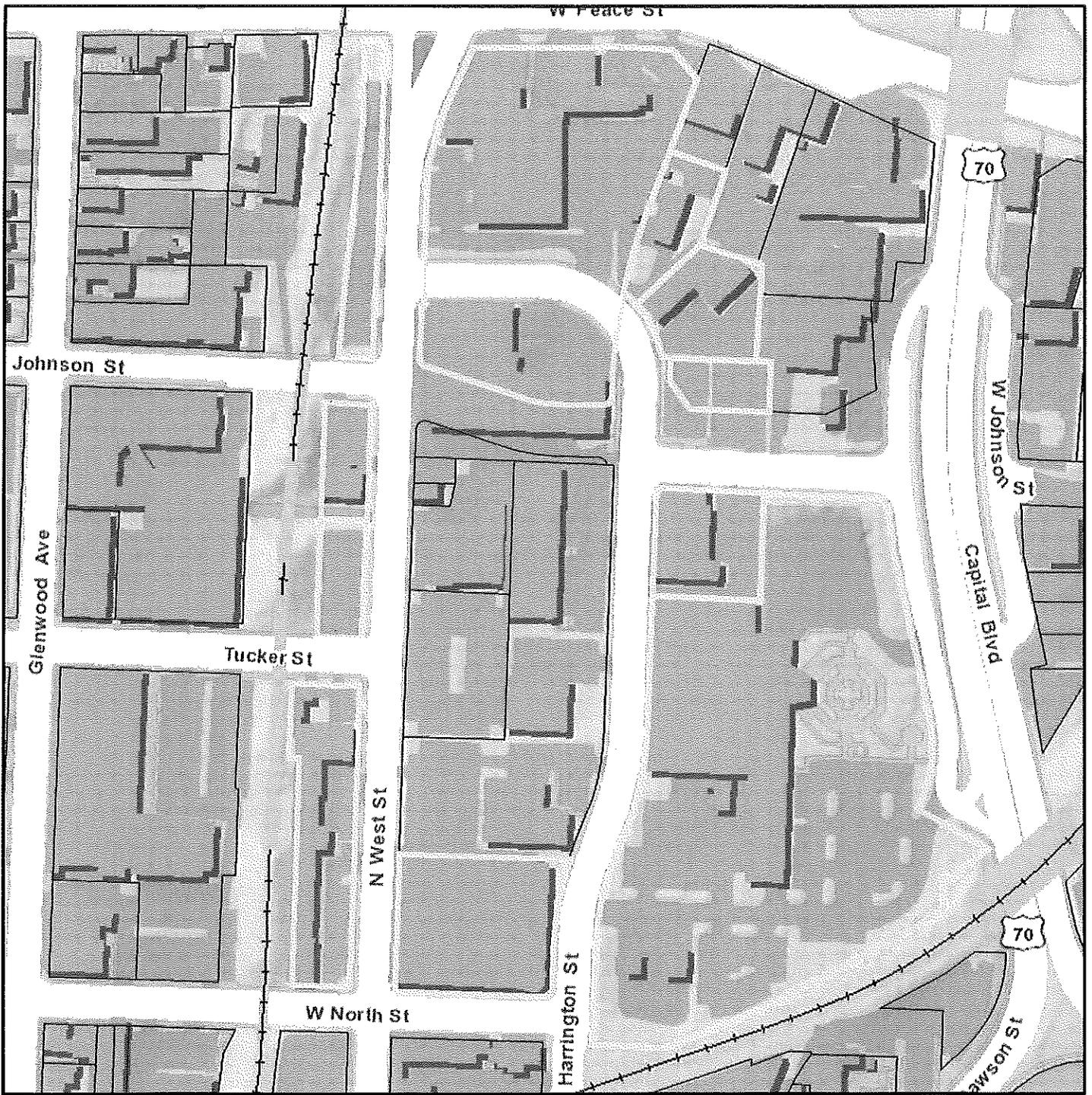
4/25/2022



TYPICAL TREE PLANTER DETAIL







**Disclaimer**  
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

SR-97-18

TRANSACTION NO: 572059

# Administrative Site Plan SMOKEY HOLLOW PHASE 2

516 N WEST ST, Raleigh, NC 27603

1st Submittal: October 5, 2018

2nd Submittal: November 7, 2018

3rd Submittal: January 10, 2019

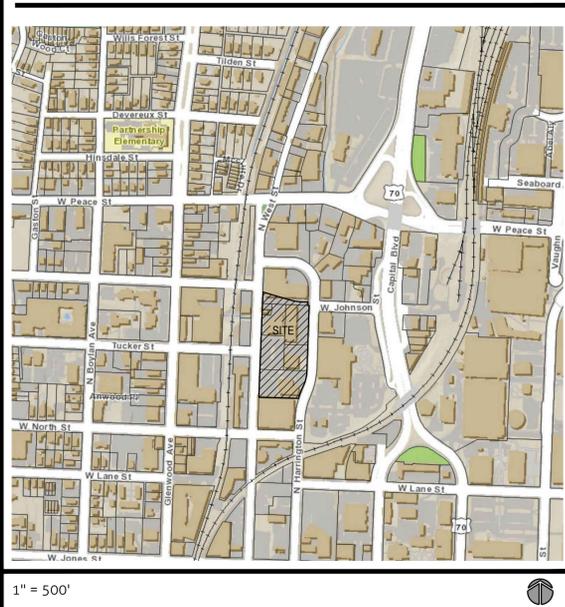
PUBLIC IMPROVEMENT QUANTITY TABLE	
PHASE NUMBER	PHASE 1
Number of Lots	2
Lot Numbers by Phase	2
Number of Units	281
Livable Buildings	1
Open Space?	YES
Number of Open Space Lots	N/A
Public Water (LF)	1,150
Public Sewer (LF)	154
Public Street (LF) - FULL	N/A
Public Street (LF) - PARTIAL	N/A
Public Sidewalk (LF)	940
Street Signs (LF)	N/A
Water Service Stubs	3
Sewer Service Stubs	4

REFERENCE NOTES:  
 1. DA-133-2018  
 2. AAD-26-18

## SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.0	COVER
C1.0	EXISTING CONDITIONS PLAN
C2.0	SITE PLAN
C2.1	AMENTIY AREA
C2.2	BUILD-TO
C2.3	CRITICAL ROOT ZONE
C2.4	ZONING
C2.5	ADA PEDESTRIAN ACCESS PLAN
C2.6	BLOCK PERIMETER EXHIBIT
C3.0	GRADING AND DRAINAGE PLAN
C4.0	SCM PLAN AND DETAIL
C5.0	UTILITY PLAN
C5.1	FIRE APPARATUS ACCESS PLAN
LS1.0	LANDSCAPE PLAN
LP3.1	TREE PLATING DETAILS AND NOTES
SP2.01	ARCHITECTURAL ELEVATIONS
SP2.02	ARCHITECTURAL ELEVATIONS
SP2.10	ARCHITECTURAL ELEVATIONS
SP2.11	ARCHITECTURAL ELEVATIONS
SP3.01	PARKING DECK PLAN
SP3.02	DOOR SPACING EXHIBIT

## VICINITY MAP



## APPLICATION

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

Development Services, Customer Service Center | 10000 Peach Plaza, Suite 400 | Raleigh, NC 27613 | (919) 996-4489 | Fax: (919) 996-4331  
 Laidlaw Satellite Office (100) - 10 Laidlaw Blvd | Raleigh, NC 27601 | (919) 996-4400

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

**BUILDING TYPE** (Check one):  
 Detached  
 Attached  
 Apartment  
 Townhouse  
 General  
 Mixed Use  
 Open Lot

**FOR OFFICE USE ONLY**  
 Application Number: \_\_\_\_\_  
 Assigned Plan Checker: \_\_\_\_\_

**GENERAL INFORMATION**

Development Name: SMOKEY HOLLOW II  
 Zoning District: DX-12-SH & IX-12 (Overlay Districts of applicable) N/A  
 Proposed Use: Multi-Family Residential, Office, & Retail Mixed-Use  
 Property Address(es): 506, 516, 520, 524 N West St, & 413 N Harrison St  
 Major Street Location: Between W West St and N Harrison St at W Lane St

**WORK SCOPE**  
 New Development  
 Expansion  
 Other (Please describe): \_\_\_\_\_

**DESIGN ADJUSTMENT OR OTHER ACTION**  
 Yes (Describe): \_\_\_\_\_  
 No

**CLIENT/DEVELOPER/OWNER**  
 Company: WK Smokey Hollow 2, LLC Name: David Parker  
 Address: 4321 Lassiter at North Hills Ave Suite 250 Raleigh, NC 27609  
 Phone: 919-369-4096 Email: dparker@kanerealtycorp.com

**CONSULTANT (Required for Plans)**  
 Company: WithersRavenel Name: Loftee Smith  
 Address: 137 S Wilmington Street Suite 200 Raleigh NC 27601  
 Phone: 919-535-0125 Email: LSmith@withersravenel.com

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

Development Information	Building Information
Zoning District: DX-12-SH & IX-12	Proposed building use(s): Retail (Retail/Office)
Area of Development: 14.14 AC of 10-12	Existing Building(s) to be Demolished:
Overly District: N/A	Proposed Building(s) sq. ft. gross: 537,731 SF
Total Site Acres: Inside City Limits: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No +/- 3.57 ACRES	Total sq. ft. gross including proposed: 537,731 SF
Off street parking: Required: 762	Proposed height of building(s): 40' max (Corner 102' max)
COG (Certificate of Appropriateness) case # N/A	# of stories: 5, 6, 7, 9
SCA (Board of Adjustment) case # N/A	Cutting height of 17' floor: 16' (Step: 1'-10')
CUO (Conditional Use District) case # 2: N/A	

**Stormwater Information**

Existing Impervious Surface: 307 AC (333,779.2 sq ft) acres/square feet  
 Proposed Impervious Surface: \_\_\_\_\_ acres/square feet  
 New River Buffer:  Yes  No Wetlands:  Yes  No Flood Hazard Area:  Yes  No  
 FEMA Map Panel #: \_\_\_\_\_ Flood Study: \_\_\_\_\_

**FOR RESIDENTIAL DEVELOPMENTS**

1. Total # of Apartments, Condominiums or Residential Units: 281  
 2. Total # of Single-Family Detached Units: N/A  
 3. Total Number of Hotel Units: N/A  
 4. Overall Total # of Dwelling Units (1-4 Above): 281

**FOR COMMERCIAL DEVELOPMENTS**

1. Total # of Offices: N/A  
 2. Total # of Restaurants: N/A  
 3. Total # of Retail Units: N/A  
 4. Total # of Other Commercial Units: N/A

**SIGNATURE BLOCK (Applicable to all developments)**

I, the undersigned, as the owner of the above property, hereby agree and certify that the information provided in this application is true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which would render the information provided in this application false or misleading.

I hereby designate: **Loftee Smith/WithersRavenel** to serve as my agent regarding this application, to receive and respond to administrative comments, to represent plans on my behalf and to represent me in any public meeting regarding this application.

Use have read, acknowledge and affirm that this project is conforming to all applicable requirements applicable with the proposed development use.

Signed: *[Signature]* Date: 10/4/2018 | 2:59 PM PST  
 Printed Name: John H. Kane  
 Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_

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## GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA OFFICE BY CARV, NORTH CAROLINA OFFICE IN DIGITAL FORMAT IN JUNE, 2016, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JUNE, 2016.
- ALL PROPOSED NCDOT PROJECT TYPING B-5.12/B-5.3.7 INFORMATION WAS OBTAINED FROM KIMLEY-HORN AND ASSOCIATE IN RALEIGH, NORTH CAROLINA IN MARCH, 2016.
- ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
- ALL DIMENSIONS SHOWN ARE TO BACK TO CURB, UNLESS OTHERWISE STATED ON PLANS.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- TRASH AND CARDBOARD DUMPSTERS ENCLOSURE SHALL BE COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE COMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCRONCH ON THIS MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
- ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
- ALL ABOVE GROUND UTILITY DEVICES TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICES, HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919-996-2409 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 3 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

## SOLID WASTE INSPECTION STATEMENT

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY PRIVATE VENDOR.
- THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
- THIS PROJECT HAS DUMPSTERS FOR SOLID WASTE AND SINGLE-STREAM RECYCLING.

## FIRE DEPARTMENT NOTES

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFA 1.3R) OR 250 FEET (NFA 1.3) TO ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF THE BUILDING (NFCF 503.1.1).
- FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NFCF 507.5.1).
- ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
- FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2012 NFCF, SECTION 507.3.

## DEVELOPER

**KANE REALTY CORPORATION**  
 4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250  
 RALEIGH, NORTH CAROLINA 27609  
 PHONE: 919-369-4096  
 FAX: 919-833-2473  
 EMAIL: dparker@kanerealtycorp.com

## ARCHITECTS

**BLDG. 1**  
 J DAVIS ARCHITECTS, PLLC  
 510 S WILMINGTON STREET RALEIGH, NORTH CAROLINA 27601  
 PHONE: 919-835-1500  
 EMAIL: laurentc@jddavisarchitects.com

**BLDG. 2**  
 LITTLE DIVERSIFIED ARCHITECTURE CONSULTING  
 410 BLACKWELL STREET, DURHAM NORTH CAROLINA 27701  
 PHONE: 919-474-2500  
 EMAIL: tbrixey@littlisonline.com

## OWNERS

**OWNERS:** WK SMOKEY HOLLOW, LLC 4321 LASSITER AT NORTH HILLS AVE, RALEIGH, NC 27609  
 WK SMOKEY HOLLOW 2, LLC 4321 LASSITER AT NORTH HILLS AVE, RALEIGH, NC 27609  
 WK SMOKEY HOLLOW 3, LLC 4321 LASSITER AT NORTH HILLS AVE, RALEIGH, NC 27609  
 WK SMOKEY HOLLOW 4, LLC 4321 LASSITER AT NORTH HILLS AVE, RALEIGH, NC 27609

**CONTACT:** KANE REALTY CORPORATION, ATTN: WK SMOKEY HOLLOW, LLC  
 PHONE: 919-369-4096  
 FAX: 919-833-2473  
 EMAIL: dparker@kanerealtycorp.com

## PREPARED BY

**WithersRavenel**  
 Engineers | Planners

137 S. Wilmington Street | Suite 200 | Raleigh, NC 27601 | t: 919.469.3340 | license #: C-0832  
 www.withersravenel.com

**LANDSCAPE ARCHITECT: JONATHAN PARSONS, PLA**  
 JONATHANP@JDAVISARCHITECTS.COM

**CIVIL ENGINEER: LOFTEE SMITH, PE**  
 LSMITH@WITHERSRAVENEL.COM

## UDO APPLICABILITY FOR TREE CONSERVATION

- NO TREE CONSERVATION AREA PLAN IS REQUIRED PER UDO SEC. 9.1.2.
  - SOME INDIVIDUAL PARCELS ARE LESS THAN 2 ACRES.
  - NO INDIVIDUAL TREE COMPLIES WITH CRITICAL ROOT ZONE REQUIREMENT.

## LEGEND

EXISTING	PROPOSED

## SEAL/SIGNATURE

**PRELIMINARY**  
 FOR REVIEW PURPOSE ONLY

Job No.	02180483	Drawn By	CDT
Date	10/05/18	Designer	WR

**PRELIMINARY  
NOT APPROVED FOR  
CONSTRUCTION**

Revisions		
1	PER COR COMMENTS	11/07/18
2	PER COR COMMENTS	01/10/19

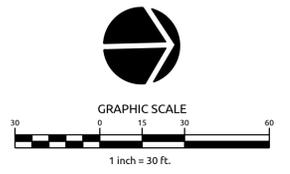
**EXISTING SITE DATA:**

<b>SITE ADDRESSES:</b>	534 N WEST ST 0 N WEST ST 520 N WEST ST 516 N WEST ST 506 N WEST ST 413 N HARRINGTON S
<b>PINS:</b>	1704512525 1704511562 1704511469 1704512404 1704511285 1704512292
<b>ZONING(S):</b>	IX-12 & DX-12-SH
<b>GROSS ACREAGE:</b>	3.55 AC
<b>EXISTING USE:</b>	OFFICE AND INDUSTRIAL
<b>EXISTING IMPERVIOUS:</b>	3.07 AC
<b>FLOOD HAZARD AREA:</b>	NA
<b>FEMA MAP:</b>	MAP # 3720172100L, PANEL 1704
<b>EFFECTIVE DATE:</b>	06/02/2006
<b>ALLUVAL SOILS:</b>	Cr

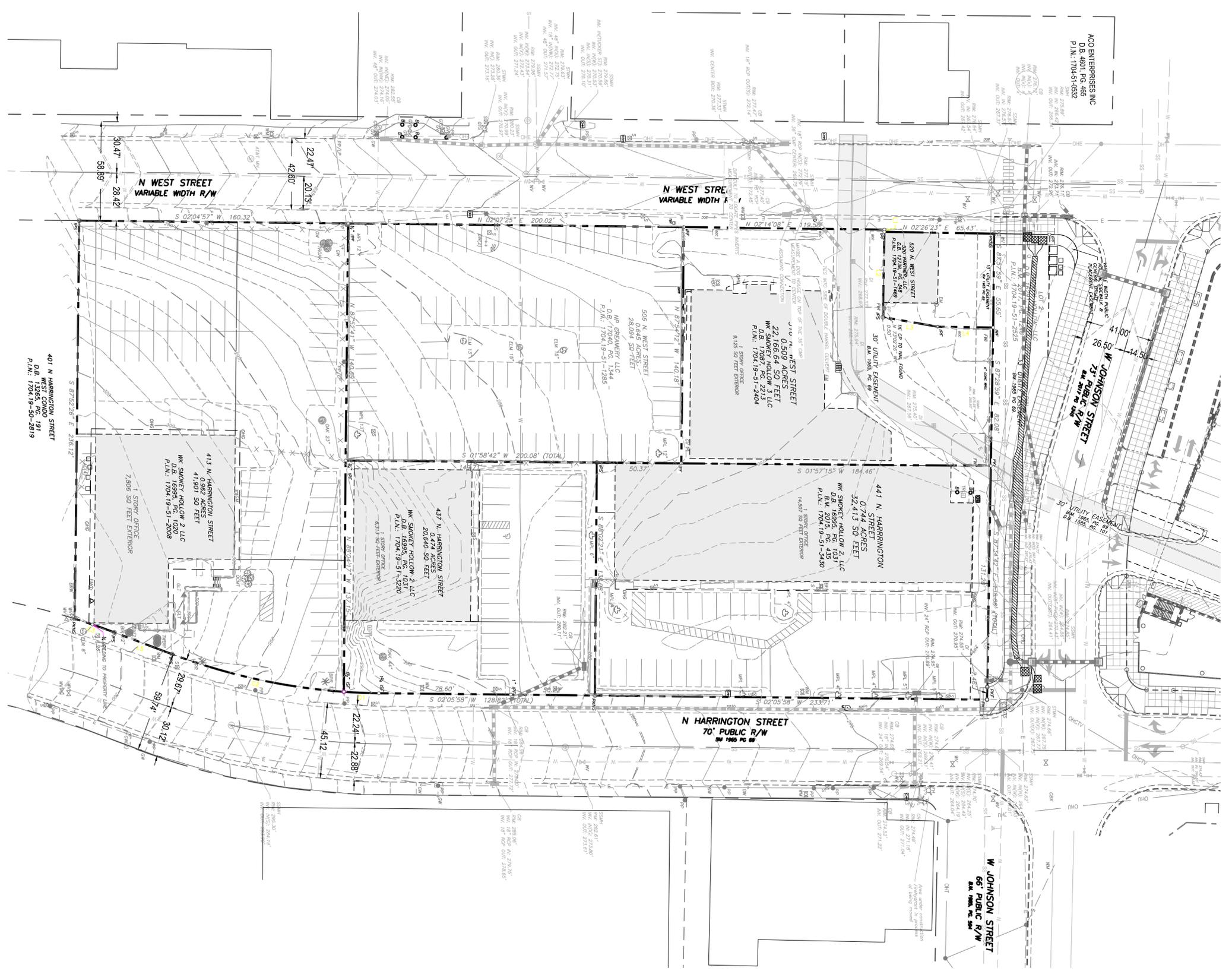
- EXISTING CONDITIONS AND DEMOLITION NOTES:**
- ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
  - THE CONTRACTOR SHALL COORDINATE ALL REMOVAL EFFORTS WITH THE OWNER PRIOR TO COMMENCING WORK.
  - SPECIAL CARE SHALL BE TAKEN TO PROTECT AND MAINTAIN ALL EXISTING FEATURES INCLUDING BELOW GROUND, NOT MARKED FOR REMOVAL. IN THE EVENT OF ANY IMPACT TO SUCH FEATURES, THE CONTRACTOR SHALL PERFORM REPAIR AND/OR RESTORE TO ORIGINAL CONDITION AS OF START OF WORK.
  - NO DEMOLITION DEBRIS IS TO BE STORED ON SITE. ALL DEMOLITION MATERIAL TO BE PROMPTLY REMOVED FROM THE SITE OR PLACED IN APPROPRIATE CONTAINERS.
  - TRAFFIC CONTROL IS CONTRACTOR'S RESPONSIBILITY.
  - SAWCUT EXISTING ASPHALT AT LOCATION SHOWN ON PLANS.
  - SITE DEMOLITION SEQUENCE TO BE PROVIDED BY THE CONTRACTOR.
  - THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S) AND/OR SIDEWALK FROM THE TRANSPORTATION OPERATION DIVISION/PUBLIC WORKS DEPARTMENT.
  - ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PPOWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
  - IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO CITY OF RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
  - PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
  - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
  - ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
  - PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
  - CONTRACTOR IS EXPLICITLY ADVISED TO FIELD LOCATE AND VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON PLANS IS APPROXIMATE BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE.
  - CONTRACTOR TO REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT/CIVIL ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
  - ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA OFFICE BY CARY, NORTH CAROLINA OFFICE IN DIGITAL FORMAT IN JUNE, 2016, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JUNE, 2016.

**LEGEND:**

	EX. FIRE HYDRANT
	EX. POWER POLE
	IRON PIPE SET
	IRON PIPE FOUND
	CALCULATED POINT
	EX. WATER VALVE
	EX. CATCH BASIN
	EX. SANITARY MANHOLE
	PROJECT BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EX. RIGHT OF WAY
	EX. OVERHEAD ELECTRIC LINE
	EX. SANITARY SEWER LINE
	EX. STORM DRAINAGE LINE
	EX. WATER LINE
	EX. MAJOR CONTOUR LINE
	EX. MINOR CONTOUR LINE
	FLOODWAY
	100 YEAR FLOOD PLAIN
	EXISTING BUILDING



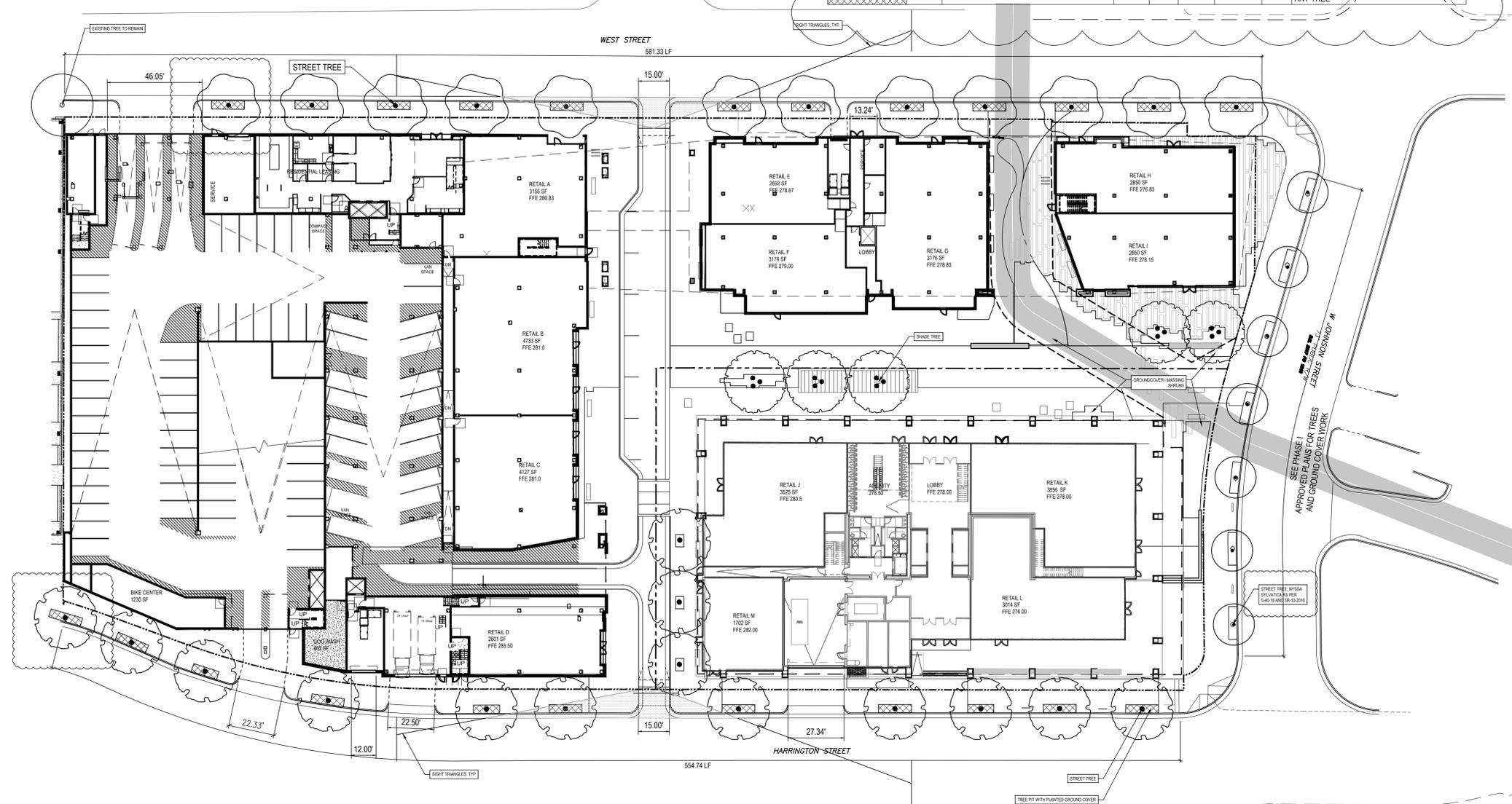
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE



K:\18\18-0483\0483-518-N West Street Mixed Use\CAD\Preliminary Drawings\C1-EXISTING CONDITIONS PLAN.dwg, Wednesday, January 9, 2019 12:25:59 PM, TOWNSEND, CHAMBERLAIN



1/9/2019 10:38 AM P:\[Name]\8028\_Smokey-Hollow-Phase-II\4-LAND\4wp-F1\8028\_S1014.dwg



TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	BR	Betula nigra / River Birch	B&B	3"	10' HT	5	
	NB	Nyssa sylvatica 'Black Tupelo' / Sour Gum	B&B	3"	10' HT	7	PER S-40-16 AND SR-53-2016
	QL	Quercus lyrata / Overcup Oak	B&B	3"		12	Single Stem
	QN	Quercus nuttallii / Nuttall Oak	B&B	3"		14	Single Stem
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY	REMARKS	
	LS	Liriope spicata 'Silver Dragon' / Creeping Lily Turf	1 GAL	18" o.c.	702	GROUND COVER PLANTINGS ARE NOT TO BE PLANTED ON TOP OF THE ROOTBALL OF ANY TREE	

- ### GENERAL LANDSCAPE NOTES
- THE TECHNICAL SPECIFICATIONS INCLUDED IN THESE DRAWINGS ENUMERATE THE PROJECT CONDITIONS, REQUIRED SUBMITTALS, PROCEDURES AND PROTOCOLS, QUALITY CONTROL, MATERIALS AND PRODUCTS, METHODS FOR EXECUTION OF THE WORK, MAINTENANCE, AND WARRANTIES ASSOCIATED WITH THE CONTRACT WORK. PERFORMED WORK NOT MEETING THE REQUIRED SPECIFICATIONS MAY BE FOUND TO BE UNACCEPTABLE AND WILL BE SUBSEQUENTLY REJECTED. CONTRACTOR WILL BE RESPONSIBLE FOR THE MEANS AND COSTS ASSOCIATED WITH ALL REPLACEMENT, REPAIR, OR ALTERATIONS NECESSARY TO PERFORM THE WORK IN ACCORDANCE WITH THE SPECIFICATIONS.
  - CONTRACTOR SHOULD NOTE THE REQUIRED STANDARDS FOR NURSERY STOCK INCLUDED IN THE TECHNICAL SPECIFICATIONS. IN ADDITION, THE STANDARDS SHOULD BE REVIEWED BY THE CONTRACTOR'S SUPPLIERS TO ENSURE PLANT MATERIALS CONFORM TO THE REQUIRED STANDARDS.
  - THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. DISCREPANCIES IN PLANT QUANTITIES SHOULD BE ADDRESSED TO THE LANDSCAPE ARCHITECT FOR CONFIRMATION OR CLARIFICATION.
  - THE CONTRACTOR IS EXPECTED TO ACCURATELY LOCATE THE EDGES BETWEEN PLANTING BEDS AND TURF GRASS AREAS AS WELL AS THE SPECIFIED PLANTINGS. CONSULT THE TECHNICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
  - SPECIFIC REQUIREMENTS FOR TURF GRASS SOIL, COMPOST, AND OTHER SOIL AMENDMENTS INCLUDING REQUIRED SOIL TESTING IS SHOWN IN THE TECHNICAL SPECIFICATIONS.
  - GRADE ALL LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE TO NEAREST STORM DRAINAGE STRUCTURE / DRAIN BASIN. THE LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF AREAS WITH INADEQUATE DRAINAGE PRIOR TO INSTALLATION OF LANDSCAPING.
  - PLANTS IN ROWS OR GROUPINGS SHALL BE MATCHED WITH RESPECT TO SIZE AND FORM.
  - AT INSTALLATION AND CONTINUOUSLY DURING THE MAINTENANCE CONTRACT, ALL PROPOSED SHRUBS SHOWN AS SQUARE IN FORM ON THE DRAWINGS SHOULD BE PRUNED INTO BOX-SHAPED PLANTS.
  - PLANTS SPECIFIED FOR MASS PLANTINGS TO BE SPACED APART AS SPECIFIED AND PLACED IN TRIANGULATED PATTERNS UNLESS OTHERWISE SHOWN.
  - DO NOT MAKE PLANT SUBSTITUTIONS. FOLLOW SPECIFIED PROTOCOLS IN REQUESTING SUBSTITUTIONS.
  - ESTABLISH AND MAINTAIN TOP OF GRADE 2 INCHES BELOW ADJACENT CURBS, WALKWAYS, AND OTHER HARDSCAPE AREAS TO ALLOW FOR INSTALLATION OF SOIL OR MULCH.
  - ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
  - ALL SITE LANDSCAPE AREAS ARE TO BE EITHER PLANTED, SOODED, SEEDDED, OR MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS. NO DENUDED ON-SITE AREAS ARE ACCEPTABLE.
  - TREE STAKING AND GUYING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.
  - ALL PLANTS AND TURF GRASS SOIL SHALL BE WARRANTED DURING INSTALLATION AND THROUGHOUT THE REQUIRED MAINTENANCE PERIOD UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. SPECIFIC REQUIREMENTS TO BE AS INDICATED IN THE TECHNICAL SPECIFICATIONS.

- ### SOIL SPECIFICATIONS:
- INTENSIVE ROOF MIX:**  
60% PERMATIL FINES, 20% COARSE SAND, 15% PINE BARK FINES, 5% COMPOST.  
TRIANGLE LANDSCAPE SUPPLY, 919-872-3632
  - STRUCTURAL SOIL:**  
80% 5/8" GRADED 'STALITE' EXPANDED SLATE LIGHTWEIGHT AGGREGATE, 20% SANDY CLAY LOAM. NUTRI-CAST PER MFG INSTRUCTIONS.  
NOTE: COMPACT PER VENDOR DIRECTIONS.  
TRIANGLE LANDSCAPE SUPPLY, 919-872-3632

### NOTES:

SEE LA3.1 FOR LANDSCAPE TECHNICAL SPECIFICATIONS

STREET TREES SHALL BE PLANTED ACCORDING TO TPP-03 AND TPP-07 CITY OF RALEIGH DETAILS.

CITY OF RALEIGH WILL NOT BE RESPONSIBLE FOR MAINTENANCE NOR REPLACEMENT OF GROUND COVER PLANTS IN RIGHT-OF-WAY.

NO GROUNDCOVERS ARE TO BE PLANTED ON TOP OF THE TREE ROOTBALL OR ADJACENT TO THE ROOT FLARE.

### TREE CALCULATIONS

WEST STREET	581.33 LF - 46.05' - 15.00' = 520.28 LF; 13 TREES REQUIRED 12 TREES PROVIDED @ 40' O.C.; 1 EXISTING
HARRINGTON STREET	554.74 LF - 27.34 LF - 15.00 LF - 21.34 LF - 22.50' = 468.56 LF; 11 TREES PROVIDED AT 40' O.C.

### OVERALL SITE

Outdoor amenity area (UDO section 3.2.6.A.3)	
Area required - 10% of net acreage	3,550 x 10% = 0.355 AC
	= 15,464 SF
Area provided - OAA #1	1,037 AC
	45,166 SF
Seating required (1 LF per 50 SF)	15,464 / 50 = 309.3 LF
Seating provided - OAA #1	80.0 LF
Trees required (1 tree per 1,000 SF)	15,464 / 1,000 = 15.5 EA
Trees provided - OAA #1	5 EA

SR-97-18

**CODE REQUIRED LANDSCAPE PLAN**

NAD 83 F & NAVD 88 F

SCALE: 1" = 30'

510 South Wilmington Street | Raleigh, NC 27601 | tel 919.835.1500  
1516 Walnut St. Suite 1208 | Philadelphia, PA 19102 | tel 215.645.0721

**SR-97-18**  
TRANSACTION NO: 572059 ASR

Kane Realty

**Smokey Hollow Phase II**

Raleigh, North Carolina

PROJECT:	18028	PROJECT DATE:
ISSUE:	TYPE OF ISSUE	ISSUE DATE
	ASR 1	10.05.2018
	COR ASR 2	11.06.2018
	COR ASR 3	01.08.2019

REVISIONS:	DATE

DRAWN BY: MA

CHECKED BY: JP

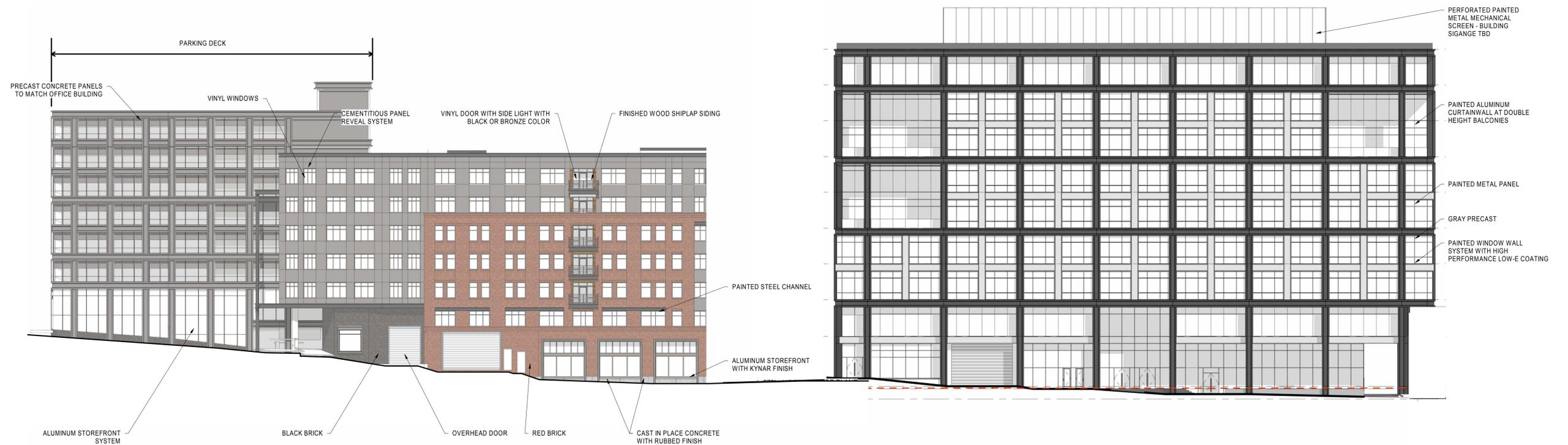
CONTENT: CODE REQUIRED

LANDSCAPE PLAN

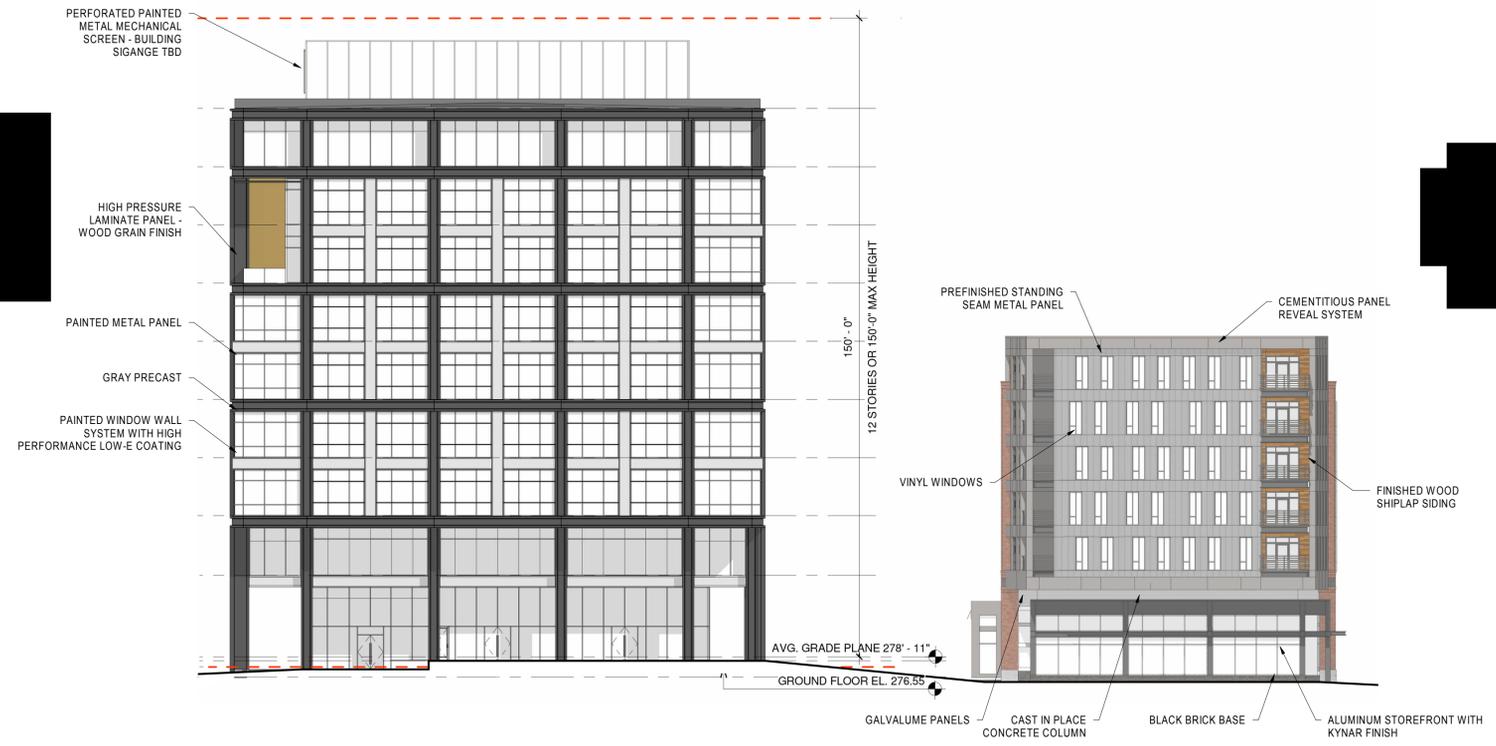
LS1.0



WEST ELEVATION - MATERIALS 1  
1" = 20'-0"



HARRINGTON ELEVATION - MATERIALS 2  
1" = 20'-0"



**BUILDING MATERIAL ELEVATIONS**



**Smokey Hollow - Phase 2**  
12.20.2018

SP2.02



WEST STREET ELEVATION - UPPER FLOOR'  
 39,947 SF TOTAL  
 15,488 SF TOTAL TRANSPARENT  
**39% TRANSPARENT**  
 (20% REQUIRED FOR MIXED USE IN DX DISTRICT)



WEST STREET ELEVATION - FIRST 12'  
 6862 SF TOTAL 12' ABOVE SIDEWALK  
 3885 SF TOTAL TRANSPARENT  
**57% TRANSPARENT**  
 (66% REQUIRED FOR MIXED USE IN DX DISTRICT)

WEST ELEVATION - TRANSPARENCY 1  
 1" = 20'-0"

RESIDENTIAL BUILDING UPPER FLOORS:  
 16,977 SF TOTAL  
 7,337 SF TOTAL TRANSPARENT  
**43% TRANSPARENT**  
 (20% REQUIRED FOR MIXED USE IN DX DISTRICT)

OFFICE BUILDING - UPPER FLOORS:  
 28,113 SF TOTAL  
 18,134 SF TOTAL TRANSPARENT  
**65% TRANSPARENT**  
 (20% REQUIRED FOR MIXED USE IN DX DISTRICT)

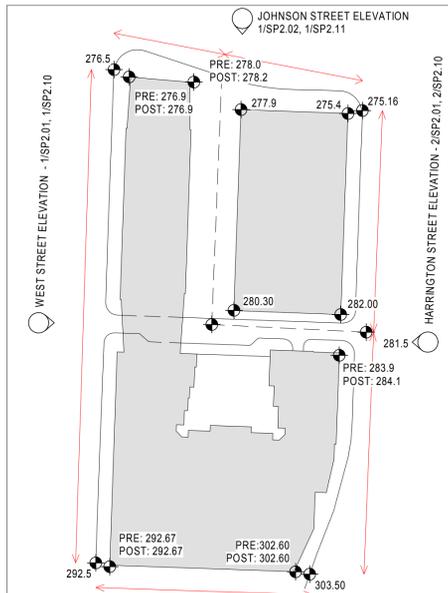


RESIDENTIAL BUILDING - FIRST 12':  
 3094 SF TOTAL 12' ABOVE SIDEWALK  
 1342 SF TOTAL TRANSPARENT  
**43% TRANSPARENT**  
 (66% REQUIRED FOR MIXED USE IN DX DISTRICT)

OFFICE BUILDING - FIRST 12':  
 2712 SF TOTAL 12' ABOVE SIDEWALK  
 2086 SF TOTAL  
**76% TRANSPARENT**  
 (66% REQUIRED FOR MIXED USE IN DX DISTRICT)

HARRINGTON STREET BLOCK:  
 5806 SF TOTAL 12' ABOVE SIDEWALK  
 3408 SF TRANSPARENT  
**59% TRANSPARENT**  
 (66% REQUIRED FOR MIXED USE IN DX DISTRICT)

HARRINGTON ELEVATION - TRANSPARENCY 2  
 1" = 20'-0"



\*GRADES AT STREETS REMAIN THE SAME PRE AND POST-DEVELOPMENT\*

APARTMENT BUILDING AVERAGE GRADE CALCULATION

NORTH SIDE AVERAGE ELEVATION: 280.4  
 WEST SIDE AVERAGE ELEVATION: 284.8  
 EAST SIDE AVERAGE ELEVATION: 293.3  
 SOUTH SIDE AVERAGE ELEVATION: 297.6  
 AVERAGE ELEVATION: 289.0

OFFICE BUILDING AVERAGE GRADE CALCULATION

NORTH SIDE AVERAGE ELEVATION: 276.7  
 WEST SIDE AVERAGE ELEVATION: 279.1  
 EAST SIDE AVERAGE ELEVATION: 278.7  
 SOUTH SIDE AVERAGE ELEVATION: 281.1  
 AVERAGE ELEVATION: 278.9

APARTMENT BUILDING AVERAGE CURB LEVEL ELEVATIONS

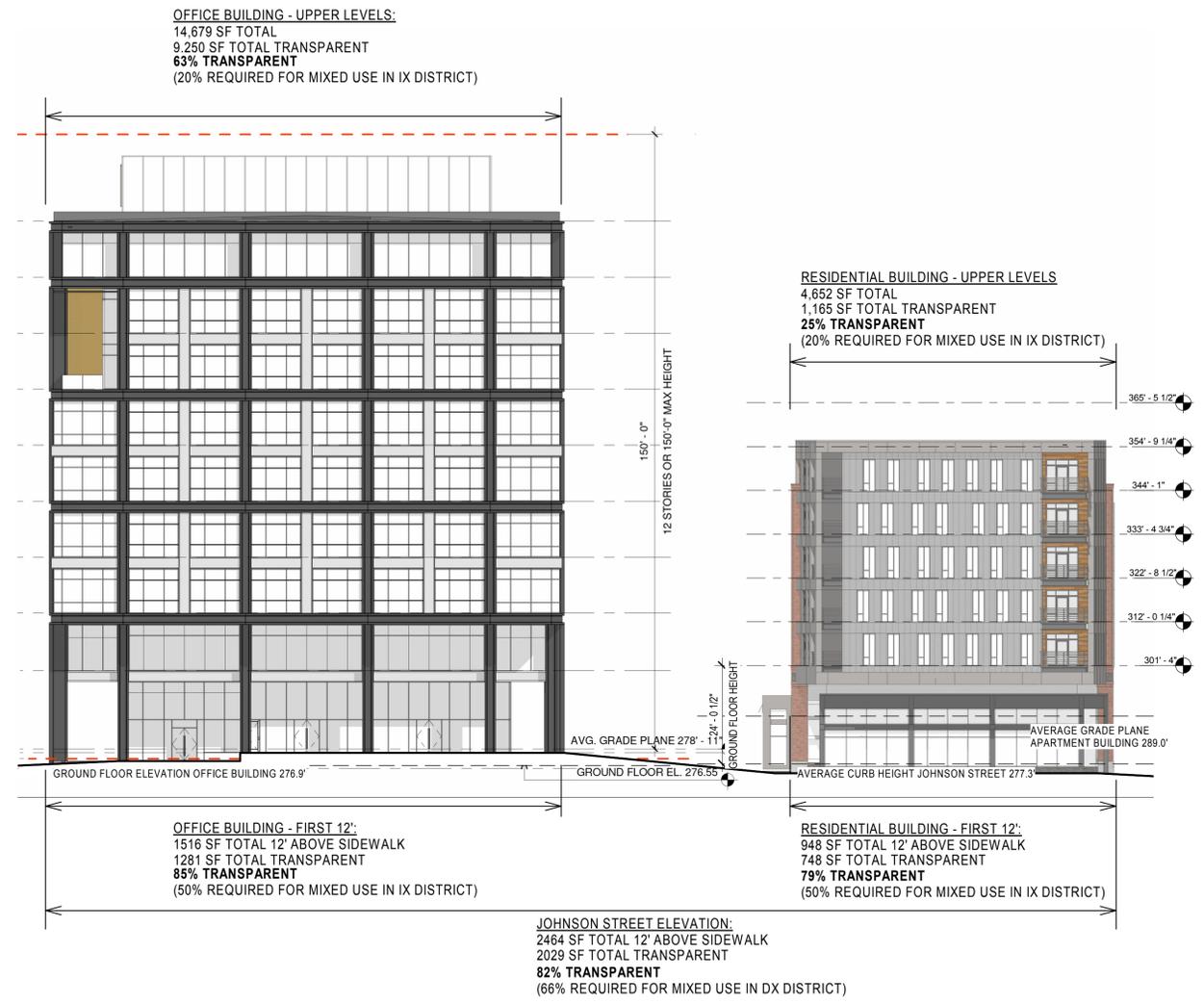
WEST STREET AVERAGE ELEVATION: 284.5  
 HARRINGTON STREET AVERAGE ELEVATION: 292.5  
 JOHNSON STREET AVERAGE ELEVATION: 277.3

REFER TO GRADING PLAN FOR FINISHED FLOOR ELEVATIONS

AS PER C.O.R. UDO TEXT CHANGE 17-16:  
 Average grade is determined by calculating the average of the highest and lowest elevation along pre-development grade or improved grade (whichever is more restrictive) along each building elevation and averaging all elevations. Where land disturbance has been approved by the City through the mass-grading process, average grade shall be considered the improved grade following the completion of such mass grading. However, for any building subject to the standards of Sec. 2.2.7, average grade shall be the more restrictive of pre-development or improved grade.

GRADE PLANE CALCULATIONS

BUILDING TRANSPARENCY ELEVATIONS



	TOTAL AREA 12' ABOVE SIDEWALK	TRANSPARENT AREA WITHIN 12' ABOVE SIDEWALK	PERCENT TRANSPARENT FIRST 12'	TOTAL AREA FOR UPPER FLOORS	TRANSPARENT AREA FOR UPPER FLOORS	PERCENT TRANSPARENT UPPER FLOORS
WEST STREET ELEVATION:	6,862 SF	3,885 SF	57%	39,947 SF	15,488 SF	39%
JOHNSON STREET ELEVATION:	2,464 SF	2,029 SF	82%	19,331 SF	10,415 SF	54%
HARRINGTON STREET ELEVATION:	5,806 SF	3,408 SF	59%	45,090 SF	25,471 SF	56%
	AVG TRANSPARENCY/STREET: FIRST 12'		66%	AVG TRANSPARENCY/STREET: UPPER FLOORS		50%

**BUILDING TRANSPARENCY ELEVATIONS**