



Administrative Approval Action

Case File / Name: SUB-0008-2021
DSLCL - DOWNTOWN SOUTH

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

- LOCATION:** This 48.53 acre site consisting of multiple parcels zoned CX-40-UL CU and CX-20-UL CU (Z-13-2020) and SHOD-2 is located on the east side of S. Saunders Street at the northeast corner of the intersection of S. Saunders Street and Interstate 40.
- REQUEST:** The proposed development is a conventional thirty lot subdivision along with associated infrastructure on a 48.53 acre site consisting of multiple parcels to be recombined and re-subdivided along with closure of portions of existing public street right-of-way. This is a phased development to be done in eight phases.
- DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** ASR-0098-2021: DSLCL - Administrative Site Review [ASR]/Administrative Site Review
- 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 May 24, 2022 by MCADAMS.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

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

General

1. For ease of platting, provide a sheet showing only lots (numbered) including community/hoa lots, right of way, and easements.

Engineering

2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

Public Utilities

3. 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.
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.

Stormwater



Administrative Approval Action

Case File / Name: SUB-0008-2021
DSLCL - DOWNTOWN SOUTH

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

5. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
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 nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

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

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

<input checked="" type="checkbox"/>	Public Access Deed of Easement Required
<input checked="" type="checkbox"/>	Transit Deed of Easement Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required

<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required

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

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

General

1. "The following notes must be included on the plat: " Before any Certificate of Occupancy can be issued for any residential units constructed within the area subject to the zoning condition, an Affordable Housing Deed Restriction must be placed on the subject property per Zoning Condition No. 17."
2. A demolition permit shall be issued and this building permit number shown on all maps for recording the applicable phase.



Administrative Approval Action

Case File / Name: SUB-0008-2021
DSLCL - DOWNTOWN SOUTH

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

3. The following note shall appear conspicuously on the plat for recording:

"This property is subject to the zoning conditions contained in City of Raleigh Ordinance No. (2020) 172 ZC 809 (Z-13-20)."

- Zoning Conditions 4 and 17 require certain elements to be in place (including but not limited to 10% affordable housing units) before a Certificate of Occupancy can be issued for any structure that would result in occupancy of more than 999 dwelling units.
- Before any Certificate of Occupancy can be issued for any residential units constructed within the area subject to the zoning condition, an Affordable Housing Deed Restriction must be placed on the subject property per Condition No. 17.
- Zoning Condition 5 requires certain elements to be in place before a Certificate of Occupancy can be issued for any structure that would result in occupancy of more than 1,699 dwelling units.

4. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

5. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
6. A public access deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
7. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



Administrative Approval Action

**Case File / Name: SUB-0008-2021
DSLCL - DOWNTOWN SOUTH**

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

8. That the existing right-of-way for public streets to be abandoned is approved by the City and a resolution number shown on all plats in the applicable phase of development.
9. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Public Utilities

10. A fee-in-lieu of construction shall be paid to the City of Raleigh Public Utilities Department for the construction of a 12" DIP W/L in street 3 across the frontage of lot 25
11. 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

12. 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).
13. 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).
14. 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).
15. 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).
16. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
17. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
18. 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).

Transportation



Administrative Approval Action

Case File / Name: SUB-0008-2021
DSLCL - DOWNTOWN SOUTH

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

19. A transit deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Urban Forestry

20. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
21. A public infrastructure surety for a total of 176 street trees (123 tree grate, 53 tree lawn). of those are total shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

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

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

Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.
2. Utility re-alignment construction shall be substantially complete (to eliminate conflict with new building).
3. 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).

Stormwater

4. An encroachment agreement for Stormwater pipes 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, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.
5. 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).



Administrative Approval Action

Case File / Name: SUB-0008-2021
DSLCL - DOWNTOWN SOUTH

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

6. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 30 street trees along Water Works Street, 36 street trees along Centerline Street, 20 street trees along Anthem Street, 23 street trees along S Saunders Street, 19 street trees along Green Street and 48 street trees along Rigby Street.
8. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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

General

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. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

Stormwater

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: September 30, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: September 30, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 06/03/2022
Development Services Director/Designee
Staff Coordinator: Michael Walters

REVISÉD: MAY 24, 2022



realeighnc.gov

REVISION: E7 E7.28

raleighnc.gov

THE MINIMUM CURB CLEARANCE FOR A DRIVEWAY FROM THE CURB END OF INTERSECTING STRIPS SHALL BE AT LEAST 20 FEET FROM THE POINT OF ORIGIN OF THE CURB. NO DRIVEWAYS SHALL ENCRUMB THIS MINIMUM CURB CLEARANCE. ROAD SIDE DRIVEWAYS SHALL BE CONSIDERED AS DRIVEWAYS.

WITHIN THE AREA OF A DEFINED STREET TRIANGLE, THERE SHALL BE NO SIGN OBSTRUCTIONS OR OTHER OBSTRUCTING WALL, FENCE, SIGN, POLARISE, BARRIER OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE STREET SURFACE.

CROSS ACCESS SHALL BE PROVIDED TO ADJACENT PROPERTIES AT THE MATR ADMINISTRATIVE SITE REVIEW FOR THE ADJACENT PROPERTIES NORTH OF WATER WORKS STREET. CROSS ACCESS IS NOT REQUIRED TO ADJACENT PROPERTIES EAST OF THE PROJECT. ACCESS TO OR FROM A PUBLIC STREET SHALL BE PROVIDED TO ADJACENT PROPERTIES TO THE SOUTH FOR THE PROPERTIES INTERNAL TO THE SUBDIVISION. CROSS ACCESS SHALL BE PROVIDED AT THE MATR ADMINISTRATIVE SITE REVIEW.

NO TEMPORARY OR PERMANENT ENCROACHMENTS INCLUDING BUT NOT LIMITED TO CLEANING, GRADING, FENCING, AND THE INSTALLATION OF SIGNAGE OR OTHER STRUCTURES ARE PERMITTED WITHIN THE GREENWAY PROJECT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF BIRMINGHAM.

PRIMARY STRIPS SHALL BE DETERMINED DURING ADJACENT SITE REVIEW FOR THE PROJECT DEVELOPMENT ON THE SOUTH WITHIN THE CITY OF BIRMINGHAM. THE CITY OF BIRMINGHAM SHALL HAVE THE RIGHT TO REMOVE ANY TEMPORARY STRIP ENCROACHMENTS THAT WILL BE MADE AT THE CITY OF BIRMINGHAM.

IN THE EVENT A SURFACE REFERENCE CAN BE COORDINATED ON THE WEST SIDE OF SOUTH SAUNDERS STREET FOR A GRADE SPARKED CHAIN, THE CHAIN SHALL BE INSTALLED AND DISMOUNTED PRIOR TO THE PROJECTS THAT DEVELOP ON THE DOWNTOWN SOUTH LOT THAT FRONT SOUTH SAUNDERS STREET.

A TRANSPORTATION DEMAND MANAGEMENT PLAN WILL BE PROVIDED PRIOR TO CHAINING PERMIT ON THE PROJECT.

TRAFFIC OPERATIONS WILL BE PROVIDED WITH EACH SIGNAL DESIGN.

IN THE EVENT THE SURVEYOR DETERMINES THAT A SPARKED CHAIN STREET TO WATER WORKS STREET, A AGREEMENT CONTRACTING WILL BE EVALUATED ALONG WATER WORKS STREET.

THE LAND BETWEEN THE EXISTING VERTICAL GREENWAY AND PROPOSED LOTS THAT FRONT THE GREENWAY WILL BE ACTIVATED AS GREENWAY. THE GREENWAY SHALL BE ACTIVATED AS A GREENWAY AND SHALL BE ACTIVATED AS A GREENWAY.

2. GREENWAY LANDSCAPING: LANDSCAPING OF MEDIAN ON SOUTH SAUNDERS STREET WILL BE PROVIDED AT SITE PERMIT REVIEW FOR THAT PHASE OF INFRASTRUCTURE PUBLICING. SUBJECT TO ALLOWING LANDSCAPING IN THE RIGHT-OF-WAY.

THE CITY WILL MEET BOTH THE PUBLIC AND PRIVATE INTERESTS EXCEPT THE SPARK CHAIN STREET SOUTH OF SOUTH SAUNDERS STREET WILL NOT BE A PART OF THE PROJECT.

[illegible]

LOT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
ACREAGE	0.41	0.95	1.19	0.88	1.43	0.35	0.06	0.58	1.07	0.95	1.20	1.02	1.07	0.19	1.76	0.90	1.61	0.54	3.11	1.78	1.89	0.78	0.79	0.93	0.73	0.68	10.55	1.34	1.27	0.90	40.91
MAX IMPERVIOUS AREA	0.41	0.95	1.19	0.88	1.43	0.35	0.06	0.58	1.07	0.95	1.20	1.02	1.07	0.19	1.76	0.90	1.61	0.54	0.28	1.78	1.89	0.78	0.79	0.93	0.73	0.68	3.05	1.34	1.27	0.90	30.58

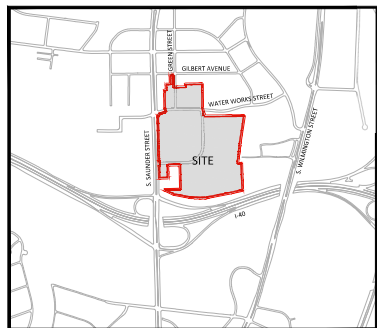
* IMPERVIOUS AREAS FOR LOTS ASSUME MAX PROPOSED IMPERVIOUS OF 100%

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) 996-2408, 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.

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.



N.T.S.



Know what's below.
Call before you dig.

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

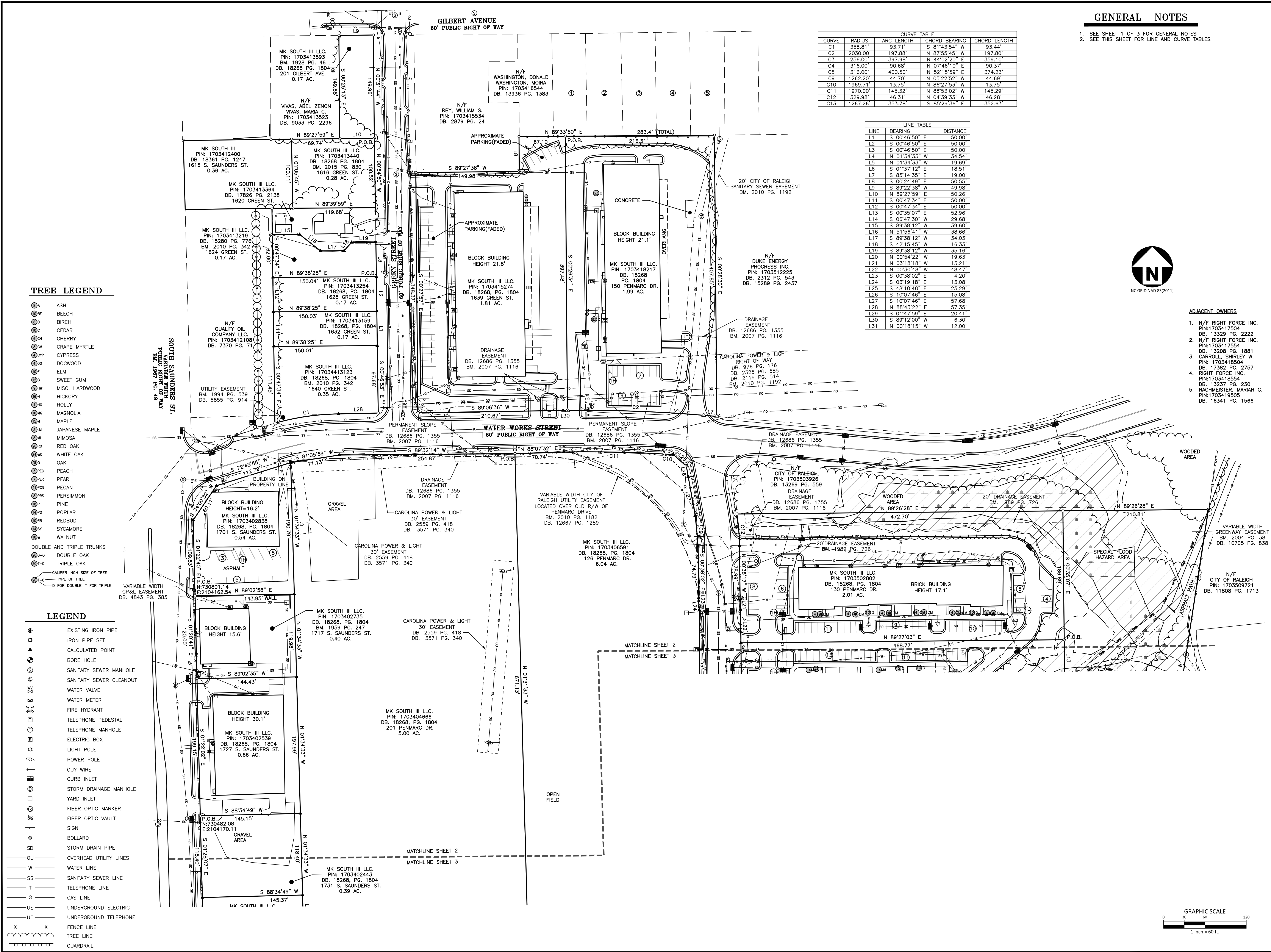
REVISIONS

NO.	DATE	
1	07.12.2021	REVISED PER 1ST CITY COMMENTS
2	10.27.2021	REVISED PER 2ND CITY COMMENTS
3	02.11.2022	REVISED PER 3RD CITY COMMENTS
4	03.29.2022	REVISED PER 4TH CITY COMMENTS
5	04.13.2022	REVISED PER 5TH CITY COMMENTS
6	05.24.2022	REVISED PER 6TH CITY COMMENTS

**PRELIMINARY
SUBDIVISION PLANS FOR:**

DOWNTOWN SOUTH
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: KAN-19020

X:\Project\MAN\KAN19023\02-Geomatics\Survey\ALTA\KAN19023-AT1.dwg, 6/16/2021, 8:09:21 AM, Robinson, Davis



GENERAL NOTES

1. SEE SHEET 1 OF 3 FOR GENERAL NOTES
2. SEE THIS SHEET FOR LINE AND CURVE TABLES



McAdams

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

phone 919.361.5000

fax 919.361.2269

license number: C-0293, C-187

www.mcadamsco.com

CLIENT

KANE REALTY
4321 LASSITER AT NORTH HILLS AVE.,
SUITE 250
RALEIGH, NORTH CAROLINA

PENMARC ASSEMBLAGE

ALTA/NSPS LAND TITLE SURVEY
RALEIGH, NORTH CAROLINA

REVISIONS

NO.	DATE	COMMENTS
1	10.03.2019	COMMENTS
2	10.18.2019	FIELD DATA
3	12.18.2020	COMMENTS
4	12.28.2020	NEW COMMITMENT

PLAN INFORMATION

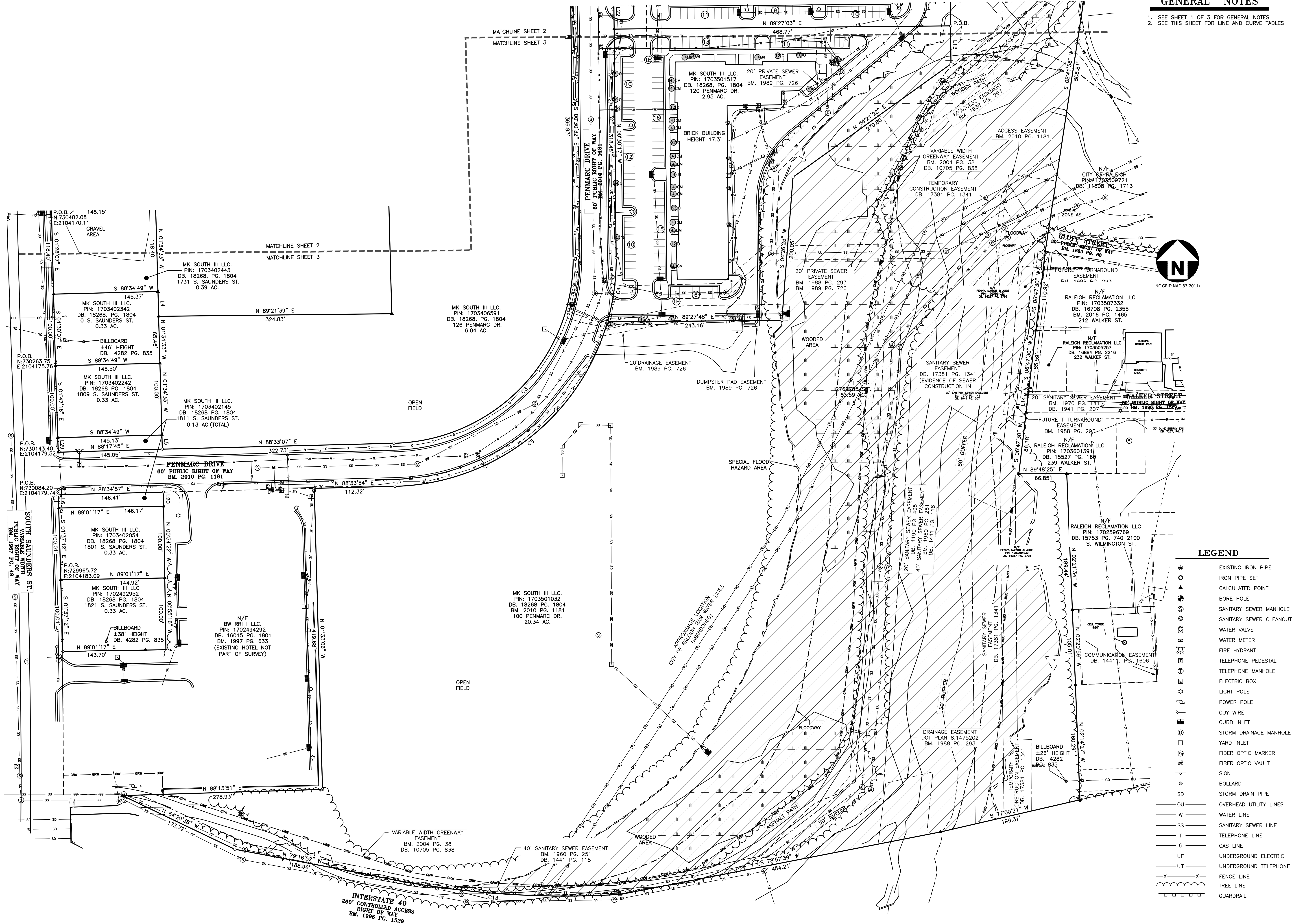
PROJECT NO. KAN19020
FILENAME KAN19020-AT1
CHECKED BY RTF
DRAWN BY JBT
SCALE 1"=60'
DATE 09.05.2019

SHEET

ALTA/NSPS LAND
TITLE SURVEY

2-3

X:\Project\KANE\KANE 190203\02-Geomatics\Survey\ALTA\KANE190203-AT1.dwg, 6/16/2021 8:11:40 AM, Robinson, Davis



GENERAL NOTES

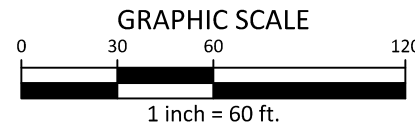
1. SEE SHEET 1 OF 3 FOR GENERAL NOTES
2. SEE THIS SHEET FOR LINE AND CURVE TABLES



NC GRID NAD 83(2011)

LEGEND

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



phone 919.361.5000
fax 919.361.2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

KANE REALTY
4321 LASSITER AT NORTH HILLS AVE.,
SUITE 250
RALEIGH, NORTH CAROLINA

**PENMARC
ASSEMBLAGE**
ALTA/NSPS LAND TITLE SURVEY
RALEIGH, NORTH CAROLINA

REV

NO.	DATE	COMMENTS
1	10.03.2019	COMMENTS
2	10.18.2019	FIELD DATA
3	12.18.2020	COMMENTS
4	12.28.2020	NEW COMMITMENT

PLAN INFORMATION

PROJECT NO. KAN19020
FILENAME KAN19020-AT1
CHECKED BY RTF
DRAWN BY JBT
SCALE 1"=60'
DATE 09.05.2019

SHEET

ALTA/NSPS LAND
TITLE SURVEY

3-3

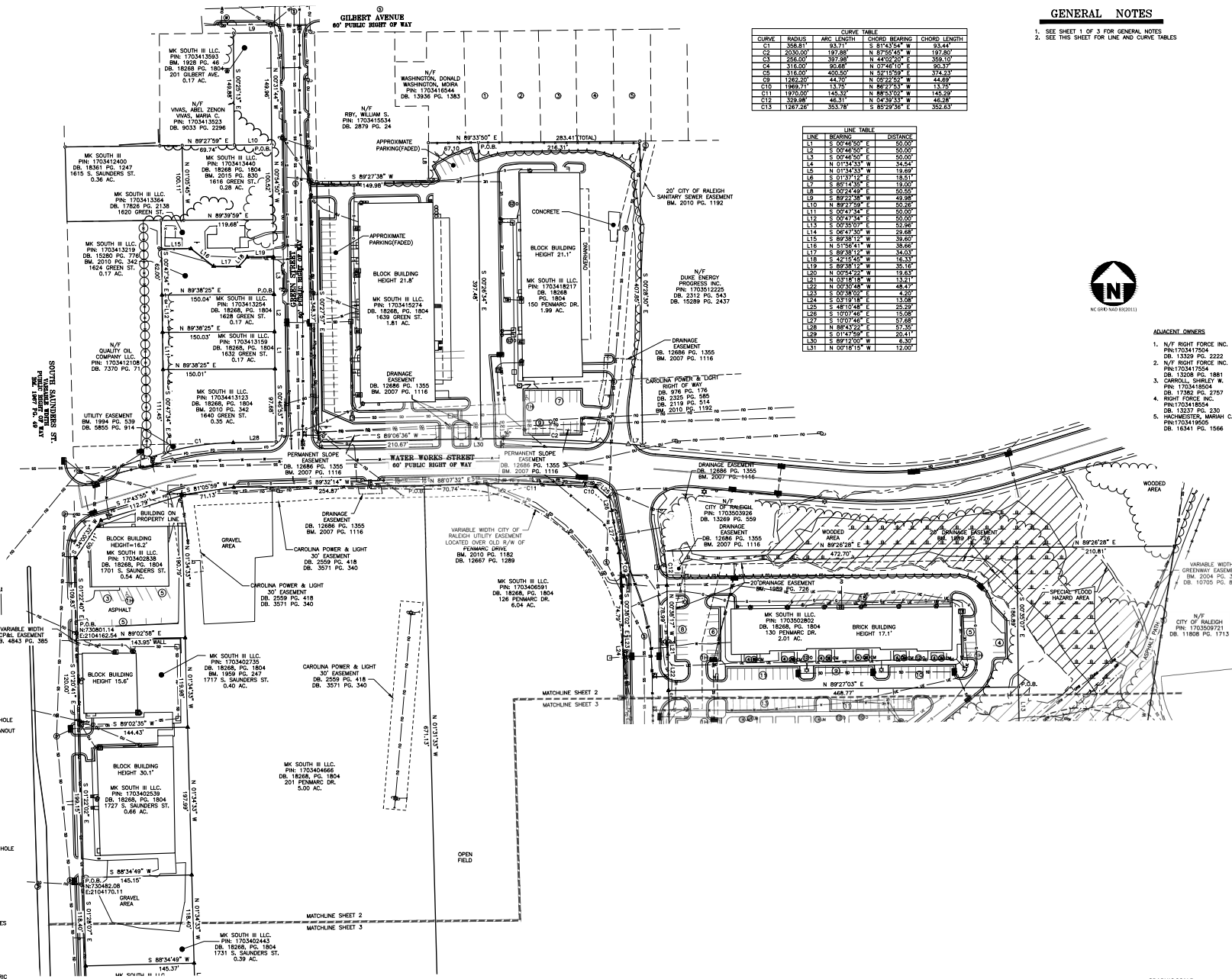
Penmarc Altas/NSPs Land Title Survey - 12/15/2015 10:01:11 AM - 12/15/2015 10:01:11 AM - 12/15/2015 10:01:11 AM

TREE LEGEND

- ASH
- BEECH
- BIRCH
- CEDAR
- CHERRY
- CRANE MYRTLE
- CYPRESS
- DODGEWOOD
- ELM
- SWEET GUM
- MISC. HARDWOOD
- HICKORY
- HOLLY
- MAGNOLIA
- MAPLE
- JAPANESE MAPLE
- MIMOSA
- RED OAK
- WHITE OAK
- OAK
- PEACH
- PEAR
- PECAN
- PERSIMMON
- PINE
- POPLAR
- REDBUD
- SYCAMORE
- WALNUT
- DOUBLE AND TRIPLE TRUNKS
- DOUBLE OAK
- TRIPLE OAK
- CUTTER NOT SIZE OF TREE
- TYPE OF TREE
- FOR DOUBLE, 1 FOR TRIPLE

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- BONE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- QUAY WIRE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- FIBER OPTIC MARKER
- FIBER OPTIC VAULT
- SIGN
- BOLLARD
- STORM DRAIN PIPE
- OVERHEAD UTILITY LINES
- WATER LINE
- SANITARY SEWER LINE
- TELEPHONE LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- FENCE LINE
- TREE LINE
- GUARDRAIL



GENERAL NOTES

- SEE SHEET 1 OF 3 FOR GENERAL NOTES
- SEE THIS SHEET FOR LINE AND CURVE TABLES

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	368.81	43.71	S 87°54'54" W	83.44
C2	2030.00	187.86	N 87°55'45" W	197.80
C3	356.00	32.89	N 42°00'00" E	56.40
C4	316.00	30.68	N 07°48'10" E	50.39
C5	111.00	10.00	N 52°00'00" E	19.61
C6	326.00	29.50	N 09°15'00" E	54.69
C7	180.00	15.71	N 88°27'30" W	31.32
C8	170.00	14.32	N 88°27'30" W	28.64
C9	329.38	46.31	N 04°39'15" W	66.28
C10	127.24	35.78	S 89°29'40" E	52.63

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°48'50" E	50.00
L2	S 02°48'50" E	50.00
L3	S 02°48'50" E	50.00
L4	N 01°54'33" W	34.54
L5	N 01°54'33" W	18.99
L6	S 01°54'33" W	18.99
L7	S 01°54'33" W	18.99
L8	S 02°48'50" E	50.00
L9	S 02°48'50" E	50.00
L10	S 02°48'50" E	50.00
L11	S 02°48'50" E	50.00
L12	S 02°48'50" E	50.00
L13	S 02°48'50" E	50.00
L14	S 02°48'50" E	50.00
L15	S 02°48'50" E	50.00
L16	S 02°48'50" E	50.00
L17	S 02°48'50" E	50.00
L18	S 02°48'50" E	50.00
L19	S 02°48'50" E	50.00
L20	S 02°48'50" E	50.00
L21	S 02°48'50" E	50.00
L22	S 02°48'50" E	50.00
L23	S 02°48'50" E	50.00
L24	S 02°48'50" E	50.00
L25	S 02°48'50" E	50.00
L26	S 02°48'50" E	50.00
L27	S 02°48'50" E	50.00
L28	S 02°48'50" E	50.00
L29	S 02°48'50" E	50.00
L30	S 02°48'50" E	50.00

ADJACENT OWNERS

- N/T RIGHT FORCE INC. PIN:1703417554 DB: 1339 PG. 2222
- N/T RIGHT FORCE INC. PIN:1703417554 DB: 1339 PG. 1881
- CARROLL, SHIRLEY W. PIN:1703418504 DB: 17382 PG. 2757
- RIGHT FORCE INC. PIN:1703418504 DB: 1337 PG. 230
- HACHMEISTER, MARAH C. PIN:1703418504 DB: 16341 PG. 1566

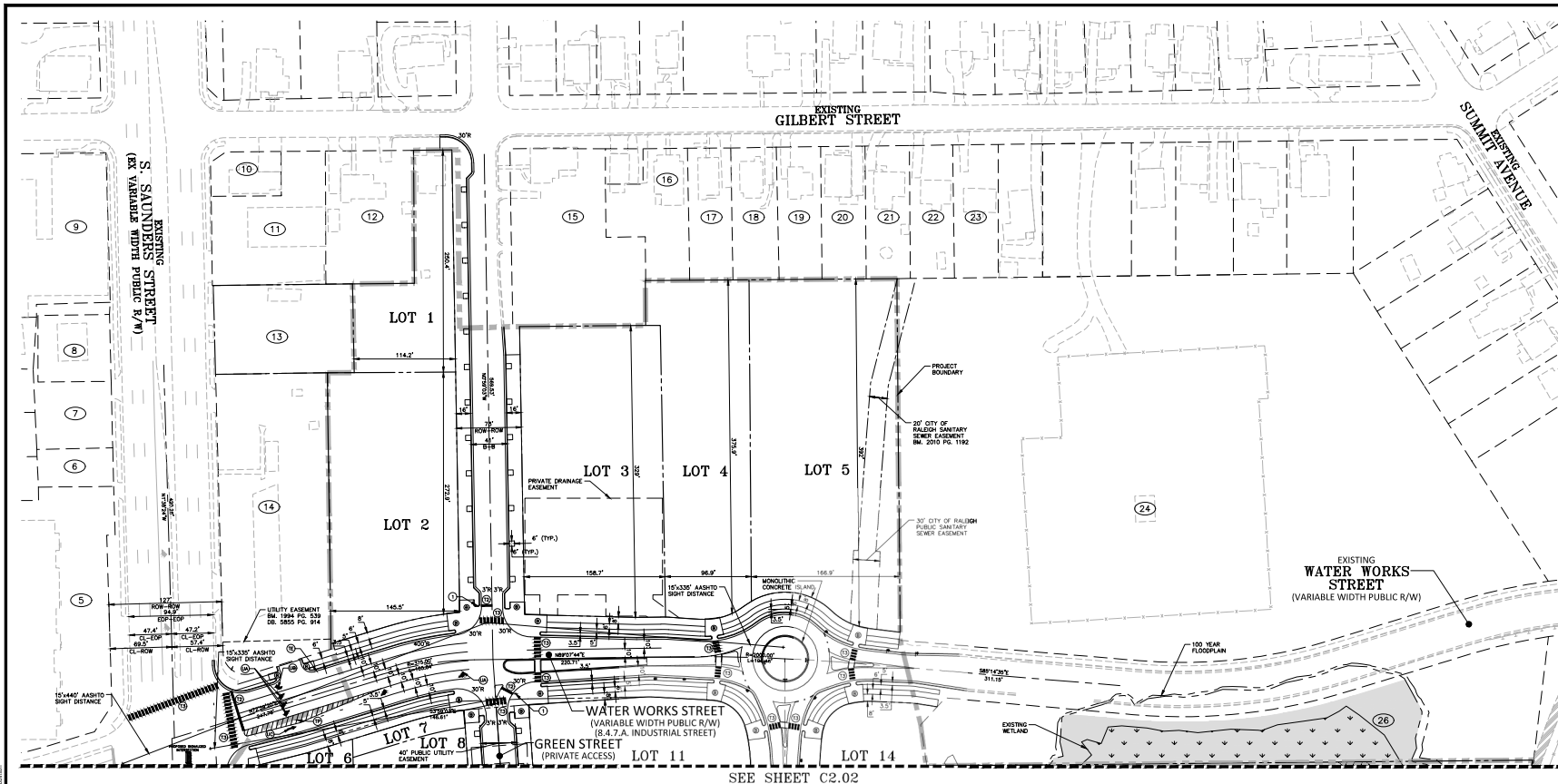
REVISIONS

NO.	DATE	COMMENTS
1	05/05/2015	COMMENTS
2	05/05/2015	FIELD DATA
3	12/18/2015	COMMENTS
4	12/18/2015	NEW COMMITMENT

PLAN INFORMATION

PROJECT NO. KAN19020
FILE NAME KAN19020-AT1
CHECKED BY RTE
DRAWN BY JBT
SCALE 1"=60'
DATE 09.05.2019
SHEET

ALTA/NSPS LAND TITLE SURVEY
2-3



SITE LEGEND

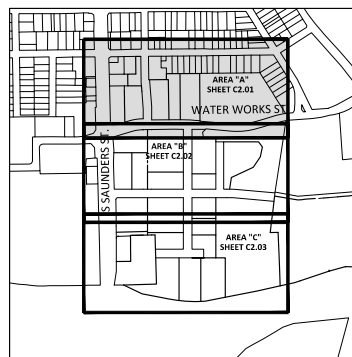
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	TYPE 1 TYPE 2 TYPE 3
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	PRIMARY TCA AREA
	SECONDARY TCA AREA
	EXISTING WETLAND
	EXISTING GREENWAY TRAIL

PAVEMENT MARKING LEGEND

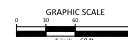
	LANE LINES/MARKINGS
	T2 24" WHITE STOPBAR
	T3 24" WHITE CROSSWALK LINE (HIGH VISIBILITY)
	TD 4" WHITE MINISUP (3' - 9' SP.)
	TE 4" WHITE SOLID LANE LINE
	TF 4" YELLOW SKIP (10' - 30' SP.)
	TH 4" YELLOW SINGLE CENTER
	TI 4" YELLOW DOUBLE CENTER
	TP 8" YELLOW DIAGONAL
	UJ BICYCLE SYMBOL
	UK BICYCLE STRAIGHT ARROW
	UL BICYCLE STRAIGHT ARROW
	UR BICYCLE STRAIGHT ARROW
	UC STRAIGHT ARROW

NOTE: ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS (1205.01-1205.12))

SIGNAGE LEGEND



**KEY MAP
NTS**



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

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

REVISIONS

NO.	DATE	REVISION
1	07.12.2021	REVISED FOR 1ST CITY COMMENTS
2	10.27.2021	REVISED FOR 2ND CITY COMMENTS
3	02.11.2022	REVISED FOR 3RD CITY COMMENTS
4	03.20.2022	REVISED FOR 4TH CITY COMMENTS
5	04.13.2022	REVISED FOR 5TH CITY COMMENTS
6	05.24.2022	REVISED FOR 6TH CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	KAN-19020
FILENAME	KAN19020-P5-51
CHECKED BY	ARP
DRAWN BY	CDR
SCALE	1" = 60'
DATE	01.29.2021

SHEET

**SITE PLAN - AREA "A"
3 LEFT TURN**

C2.01B



McADAMS

The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0259, C-187
contact: Andy Padak
padak@mcadamsco.com

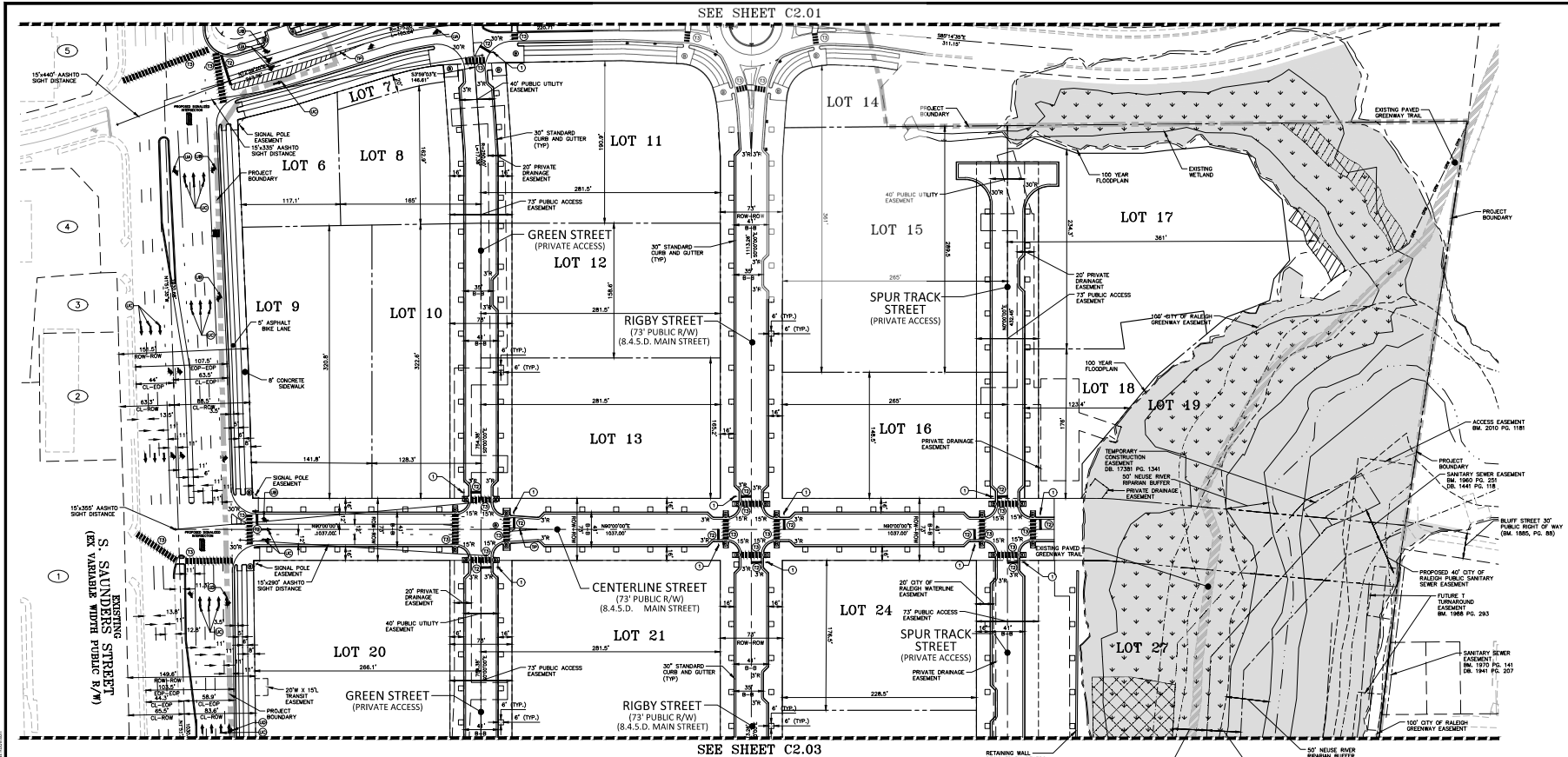
CLIENT

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

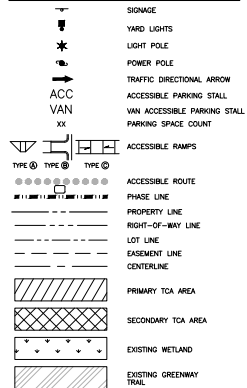


**DOWNTOWN SOUTH
PRELIMINARY SUBDIVISION
1809 S SAUNDERS STREET
RALEIGH, NORTH CAROLINA, 27603**

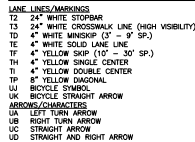




SITE LEGEND



PAVEMENT MARKING LEGEND

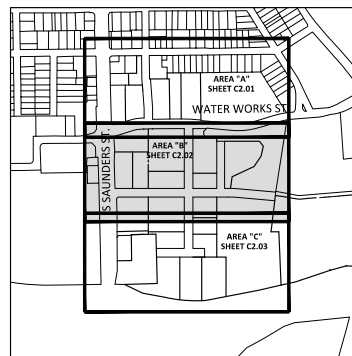


NOTE:
ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC
AND ARE TO BE PLACED PER NCDOT STANDARDS
(REFERENCE NCDOT DETAILS 1205.01-1205.12)

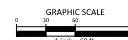
SIGNAGE LEGEND



SEE SHEET C2.03



KEY MAP
NTS



SEE SHEET C2.01 FOR ALL PROJECT, SITE,
GRADING, STORM DRAINAGE AND UTILITY
NOTES

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919.823.4300
fax 919.361.2269
license number: C-0259, C-187
contact: Andy Padak
padak@mcadamsco.com

CLIENT

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



**DOWNTOWN SOUTH
PRELIMINARY SUBDIVISION
1809 S SAUNDERS STREET
RALEIGH, NORTH CAROLINA, 27603**

REVISIONS

NO.	DATE	REVISION
1	07.12.2021	REVISED PER 1ST CITY COMMENTS
2	10.27.2021	REVISED PER 2ND CITY COMMENTS
3	02.11.2022	REVISED PER 3RD CITY COMMENTS
4	03.20.2022	REVISED PER 4TH CITY COMMENTS
5	04.13.2022	REVISED PER 5TH CITY COMMENTS
6	05.24.2022	REVISED PER 6TH CITY COMMENTS

PLAN INFORMATION

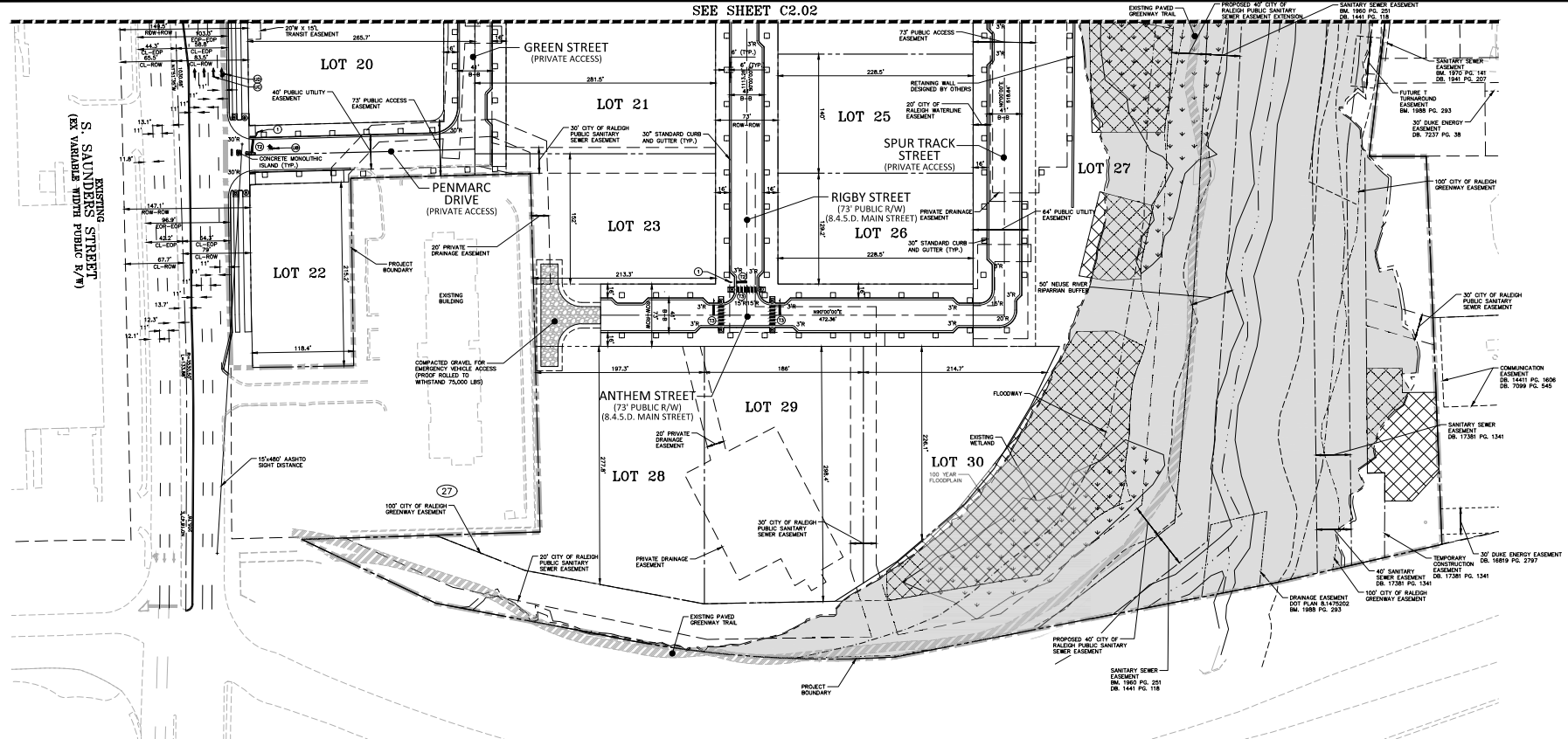
PROJECT NO. KAN-19020
FILENAME KAN19020-P5-51
CHECKED BY ARP
DRAWN BY CDR
SCALE 1" = 60'
DATE 01.29.2021

SHEET

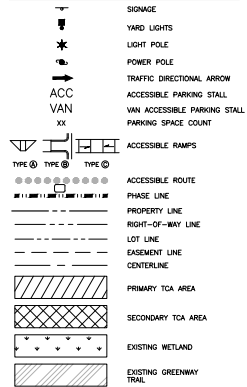
SITE PLAN - AREA "B"

C2.02

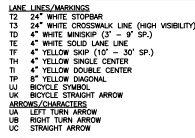
SEE SHEET C2.02



SITE LEGEND



PAVEMENT MARKING LEGEND

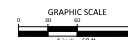


NOTE:
ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC
AND ARE TO BE PLACED PER WDOT STANDARDS
(REFERENCE NCDOT DETAILS (1205.01-1205.12))

SIGNAGE LEGEND



KEY MAP
NTS



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

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

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0259, C-187
contact: Andy Padiak
padiak@mcadamsco.com

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

KANE
REALTY CORPORATION

**DOWNTOWN SOUTH
PRELIMINARY SUBDIVISION
1809 S SAUNDERS STREET
RALEIGH, NORTH CAROLINA, 27603**

REVISIONS

NO.	DATE	REVISION
1	07.12.2021	REVISED FOR 1ST CITY COMMENTS
2	10.27.2021	REVISED FOR 2ND CITY COMMENTS
3	02.11.2022	REVISED FOR 3RD CITY COMMENTS
4	03.20.2022	REVISED FOR 4TH CITY COMMENTS
5	04.13.2022	REVISED FOR 5TH CITY COMMENTS
6	05.24.2022	REVISED FOR 6TH CITY COMMENTS

PLAN INFORMATION

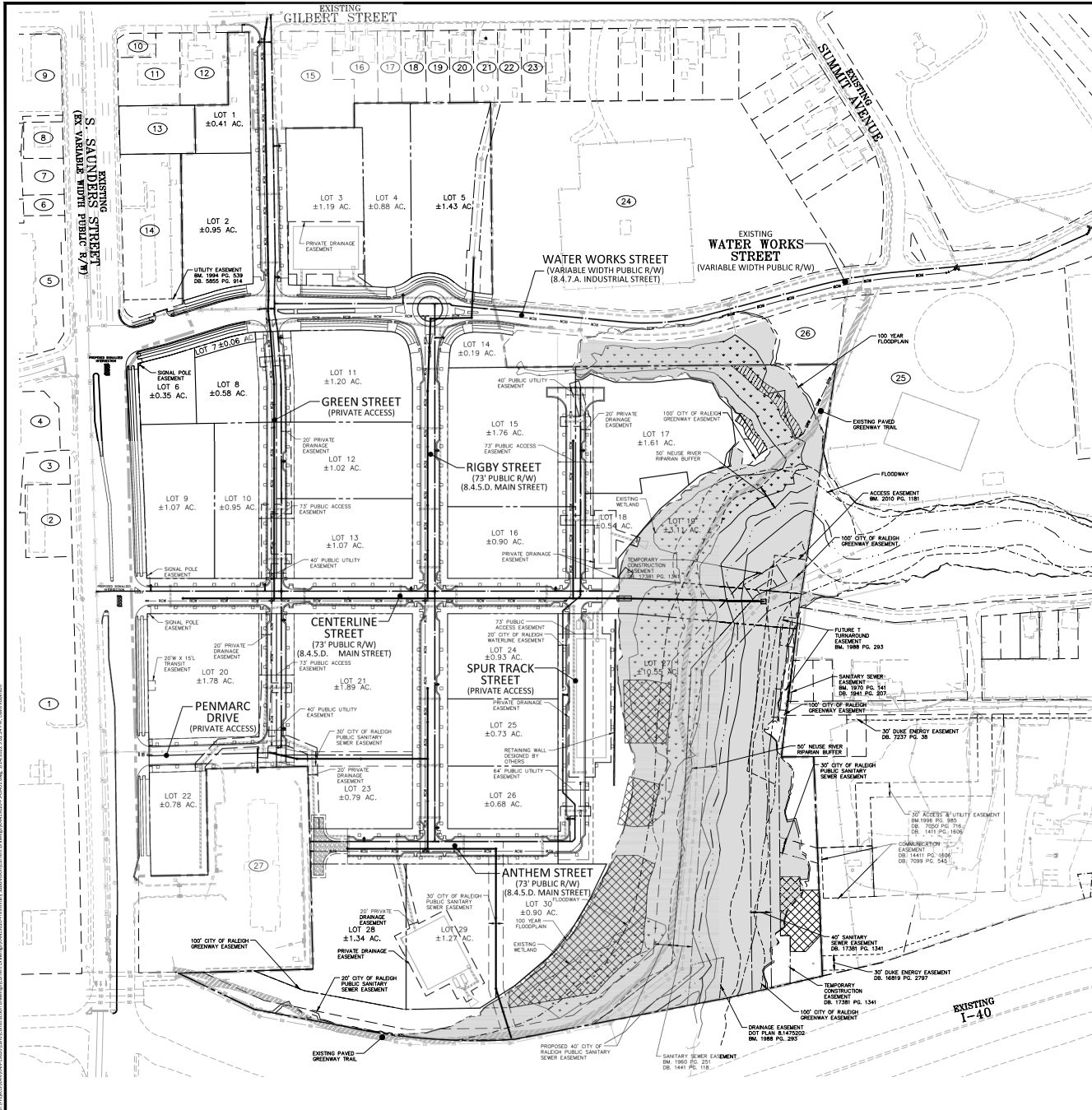
PROJECT NO. KAN-19020
FILENAME KAN19020-P5-51
CHECKED BY ARP
DRAWN BY CDR
SCALE 1" = 60'
DATE 01.29.2021

SHEET

SITE PLAN - AREA "C"

C2.03

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- METER & VAULT
- BACKFLOW PREVENTER
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- WATERLINE
- WATER SERVICE LINE
- SANITARY SEWER
- SEWER SERVICE LINE
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE

PRIMARY TCA AREA

SECONDARY TCA AREA

EXISTING WETLAND

EXISTING GREENWAY TRAIL

ALL CONSTRUCTION TO CONFORM WITH LATEST VERSION OF CITY OF RALEIGH AND NCDOT STANDARDS. DETAILS AND SPECIFICATIONS

North arrow pointing up.

GRAPHIC SCALE

1 inch = 100 feet

McADAMS

The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 203
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
contact: Andy Padiak
padiak@mcadamsco.com

CLIENT

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

KANE
REALTY CORPORATION

**DOWNTOWN SOUTH
PRELIMINARY SUBDIVISION
1809 S SAUNDERS STREET
RALEIGH, NORTH CAROLINA, 27603**

REVISIONS

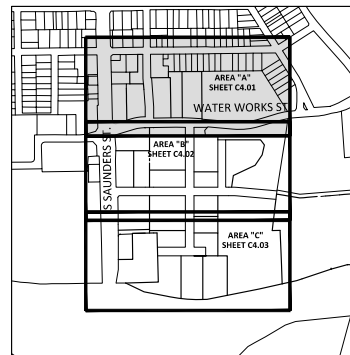
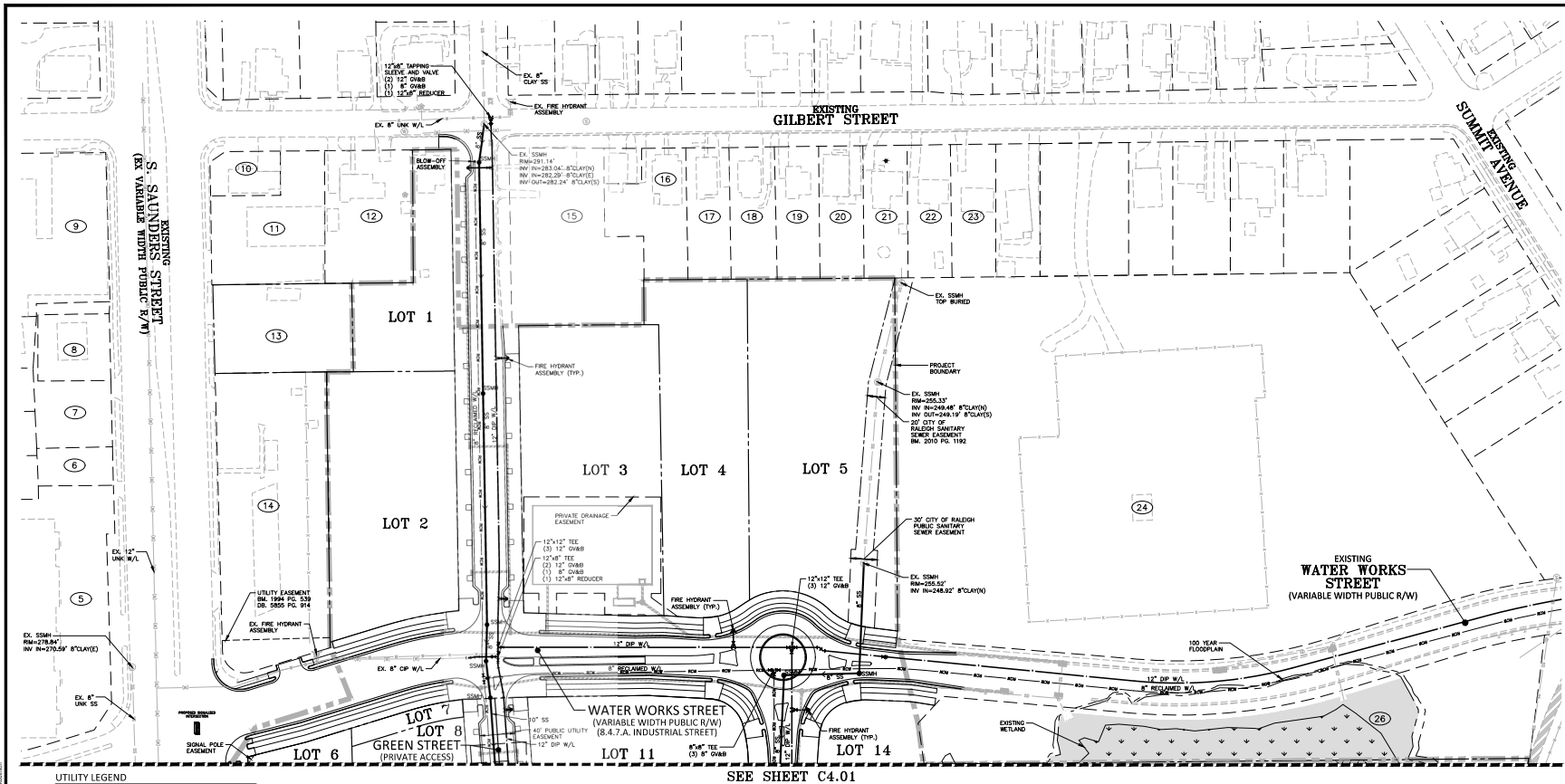
NO.	DATE	REVISION
1	07.12.2021	REVISED FOR 1ST CITY COMMENTS
2	05.27.2021	REVISED FOR 2ND CITY COMMENTS
3	02.11.2021	REVISED FOR 3RD CITY COMMENTS
4	03.29.2022	REVISED FOR 4TH CITY COMMENTS
5	04.13.2022	REVISED FOR 5TH CITY COMMENTS
6	05.24.2022	REVISED FOR 6TH CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	KAN-19020
FILENAME	KAN19020-PS-AU1
CHECKED BY	ARP
DRAWN BY	CDR
SCALE	1" = 100'
DATE	01.29.2021

OVERALL UTILITY PLAN

C4.00



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

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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0259, C-187
contact: Andy Padak
padak@mcadamsco.com

CLIENT

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

KANE
REALTY CORPORATION

DOWNTOWN SOUTH
PRELIMINARY SUBDIVISION
1809 S SAUNDERS STREET
RALEIGH, NORTH CAROLINA, 27603

REVISIONS

NO.	DATE	REVISION
1	07.12.2021	REVISED FOR 1ST CITY COMMENTS
2	07.27.2021	REVISED FOR 2ND CITY COMMENTS
3	02.11.2022	REVISED FOR 3RD CITY COMMENTS
4	03.20.2022	REVISED FOR 4TH CITY COMMENTS
5	04.13.2022	REVISED FOR 5TH CITY COMMENTS
6	05.24.2022	REVISED FOR 6TH CITY COMMENTS

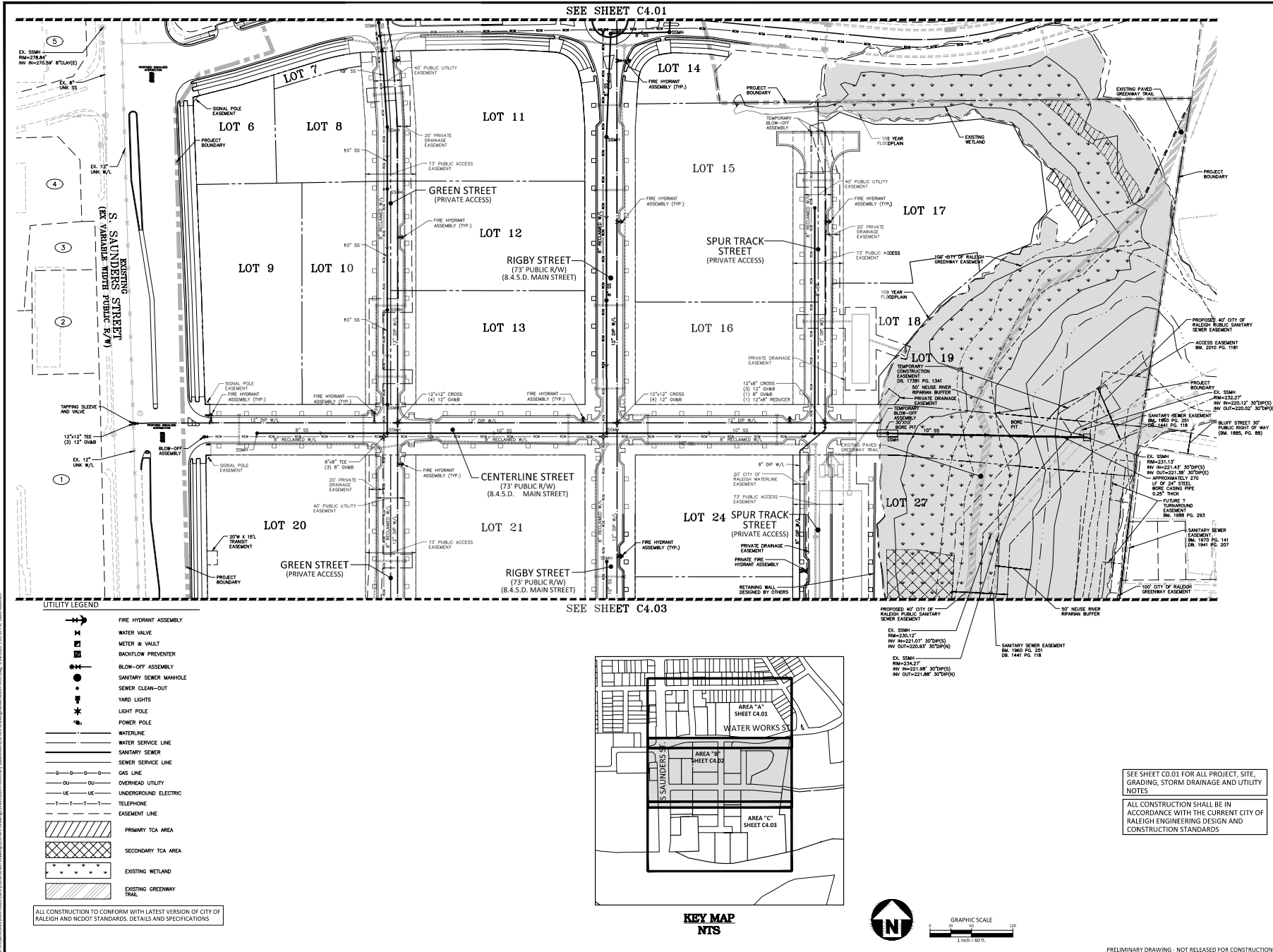
PLAN INFORMATION

PROJECT NO. KAN-19020
FILENAME KAN19020-P5-U1
CHECKED BY ARP
DRAWN BY CDR
SCALE 1" = 60'
DATE 01.29.2021

SHEET

UTILITY PLAN AREA "A"

C4.01



McADAMS

The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
contact: Andy Padak
padak@mcadamsco.com

CLIENT

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

KANE
REALTY CORPORATION

**DOWNTOWN SOUTH
PRELIMINARY SUBDIVISION
1809 S SAUNDERS STREET
RALEIGH, NORTH CAROLINA, 27603**

REVISIONS

NO.	DATE	REVISION
1	07.12.2021	REVISED FOR 1ST CITY COMMENTS
2	10.27.2021	REVISED FOR 2ND CITY COMMENTS
3	02.11.2022	REVISED FOR 3RD CITY COMMENTS
4	03.29.2022	REVISED FOR 4TH CITY COMMENTS
5	04.13.2022	REVISED FOR 5TH CITY COMMENTS
6	05.24.2022	REVISED FOR 6TH CITY COMMENTS

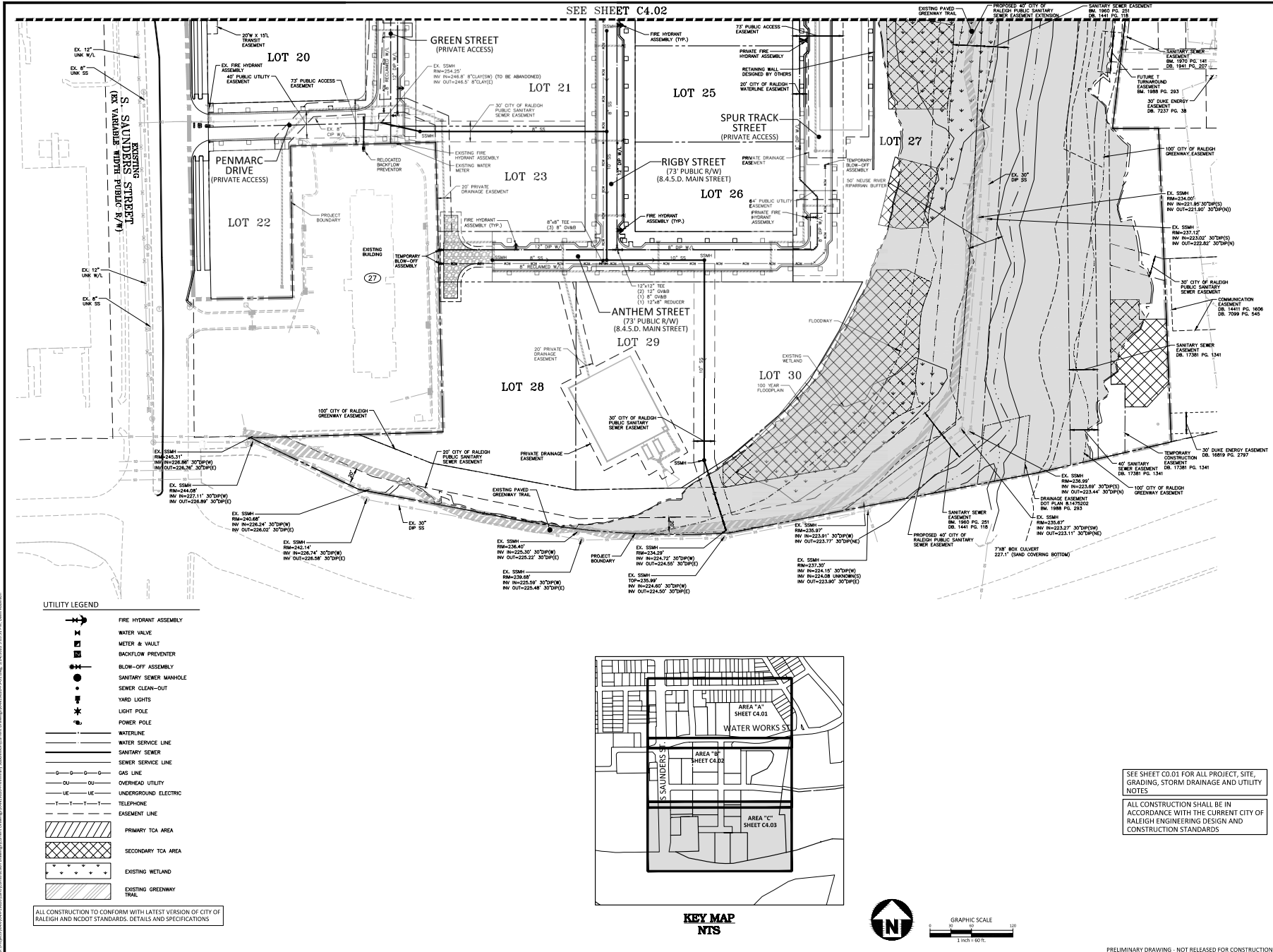
PLAN INFORMATION

PROJECT NO. KAN-19020
FILENAME KAN19020-P5-U1
CHECKED BY ARP
DRAWN BY CDR
SCALE 1" = 60'
DATE 01.29.2021

SHEET

UTILITY PLAN AREA "B"

C4.02



McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
contact: Andy Padiak
padiak@mcadamsco.com

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

KANE
REALTY CORPORATION

**DOWNTOWN SOUTH
PRELIMINARY SUBDIVISION
1809 S SAUNDERS STREET
RALEIGH, NORTH CAROLINA, 27603**

REVISIONS

NO.	DATE	DESCRIPTION
1	07.12.2021	REVISED FOR 1ST CITY COMMENTS
2	10.27.2021	REVISED FOR 2ND CITY COMMENTS
3	02.11.2022	REVISED FOR 3RD CITY COMMENTS
4	03.20.2022	REVISED FOR 4TH CITY COMMENTS
5	04.13.2022	REVISED FOR 5TH CITY COMMENTS
6	05.24.2022	REVISED FOR 6TH CITY COMMENTS

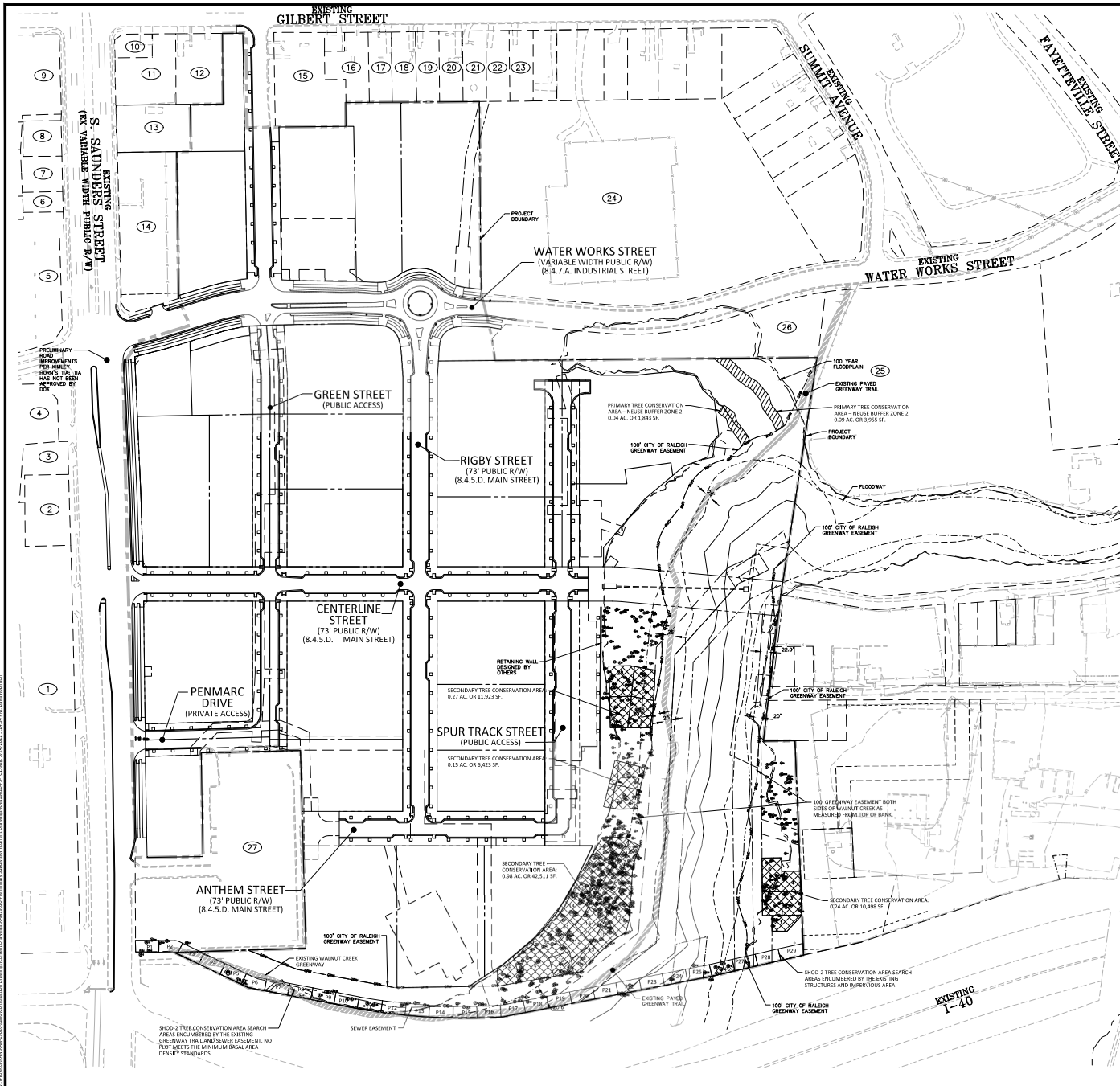
PLAN INFORMATION

PROJECT NO.	KAN-19020
FILENAME	KAN19020-PS-U1
CHECKED BY	ARP
DRAWN BY	CDR
SCALE	1" = 60'
DATE	01.29.2021

SHEET

UTILITY PLAN AREA "C"

C4.03



TREE CONSERVATION CALCULATIONS:

GROSS SITE AREA: 48.53 ACRES
RIGHT-OF-WAY DEDICATION: 7.54 ACRES
NET SITE AREA: 40.99 ACRES

TREE CONSERVATION REQUIRED: 4.099 ACRES (10%)
TREE CONSERVATION PROVIDED: 4.6 ACRES (11.2%)

PRIMARY TREE CONSERVATION AREA - SHOD 2:
PRIMARY TREE CONSERVATION AREA - NEUSE BUFFER ZONE 2:
PRIMARY TREE CONSERVATION AREA - THROUGHFARE:
GREENWAY TREE CONSERVATION AREA: 2.83 AC

SECONDARY TREE CONSERVATION AREA: 1.64 AC OR 71,355 SF

GREENWAY TREE CONSERVATION:

WALNUT CREEK GREENWAY (100' GREENWAY EASEMENT BOTH SIDES OF THE STREAM)
AN AREA 25' WIDE BASED ON THE EXISTING GREENWAY TRAIL ALIGNMENT HAS BEEN EXCLUDED AS GREENWAY TREE CONSERVATION.
EXISTING AND PROPOSED SEWER, WATER AND OTHER UTILITY EASEMENTS HAVE BEEN REMOVED FROM THE GREENWAY TREE CONSERVATION AREA CALCULATIONS.

GROSS WALNUT CREEK GREENWAY EASEMENT ACREAGE: 7.71 AC
LESS AREA WITHIN EASEMENTS, 25' TRAIL CORRIDOR, ETC: 4.88 AC
TOTAL PROPOSED GREENWAY TREE CONSERVATION AREA: 2.83 AC

TREE CONSERVATION NOTES:

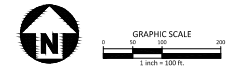
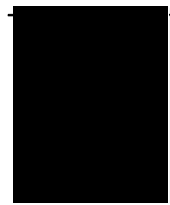
1. ANY EXISTING/FORMER UTILITY EASEMENTS IN THE AREA OF THE PROPOSED TREE CONSERVATION AREA MUST BE ABANDONED. WATER LINES AND STORM DRAINAGE PIPES MUST REMAIN IN PLACE WITHIN THE PROPOSED TREE CONSERVATION AREA.
2. WITHIN EACH 50-FOOT LINEAR INCREMENT OF GREENWAY TREE CONSERVATION AREAS THAT DO NOT CONTAIN TREES, A MINIMUM OF 2 SHADY TREES MUST BE PLANTED PRIOR TO SQUARE OF A CERTIFICATE OF OCCUPANCY. PLANTED SHADY TREES MUST BE AT LEAST 30 GALLON CONTAINER SIZE AND FREE OF CIRCLING ROOTS AT TIME OF PLANTING. SEE LANDSCAPE PLANS FOR ADDITIONAL GREENWAY TREE CONSERVATION SHADE TREE LOCATIONS.

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
contact: Andy Padiak
padiak@mcadamsco.com

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



**DOWNTOWN SOUTH
PRELIMINARY SUBDIVISION
1809 S SAUNDERS STREET
RALEIGH, NORTH CAROLINA, 27603**



REVISIONS

NO.	DATE	REVISION
1	07.12.2021	REVISED PER 1ST CITY COMMENTS
2	10.27.2021	REVISED PER 2ND CITY COMMENTS
3	02.11.2022	REVISED PER 3RD CITY COMMENTS
4	08.29.2022	REVISED PER 4TH CITY COMMENTS
5	04.13.2022	REVISED PER 5TH CITY COMMENTS
6	05.24.2022	REVISED PER 6TH CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	KAN-19020
FILENAME	KAN19020-P5-TCL1
CHECKED BY	CMV
DRAWN BY	JRB
SCALE	1" = 100'
DATE	01.29.2021

SHEET

TREE CONSERVATION PLAN

L2.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



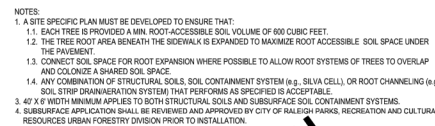
PROPOSED RIGHT-OF-WAY

1. PER UDO 9.1.4.E.6, WITHIN EACH 50-FOOT LINEAR INCREMENT OF GREENWAY TREE CONSERVATION AREAS THAT DO NOT CONTAIN TREES, A MINIMUM OF 2 SHADE TREES MUST BE PLANTED. THE GREENWAY TREE CONSERVATION AREA ON THE SOUTHERN PARCEL HAS 400 LINEAR FEET THAT DOES NOT CONTAIN TREES AND THEREFORE 16 SHADE TREES HAVE BEEN PROPOSED.

[illegible]

LINEAR FEET OF RIGHT-OF-WAY	PUBLIC / PRIVATE STREET	REQUIRED (1 TREE / 40 LF)	PROVIDED (AVERAGE OF 40' O.C.)
WATER WORKS STREET, 635.1 FT	PUBLIC	15 30 FOR BOTH SIDES	30
CENTURINE ST, 707.1 FT	PUBLIC	15 36 FOR BOTH SIDES	36
PENMAR DR	PRIVATE	N/A	12
ANTHEM ST, 399.3 FT	PUBLIC	10 20 FOR BOTH SIDES	22
S SAUNDERS ST, 800.6 FT	PUBLIC	23	23
GREEN ST (PORTION BETWEEN WATER WORKS ST & PENMAR DR)	PRIVATE	N/A	38
GREEN ST (NORTH PORTION ABOVE WATER WORKS ST), 364.3 FT	PUBLIC	9 18 FOR BOTH SIDES	19
RIDLEY ST, 844.7 FT	PUBLIC	24 48 FOR BOTH SIDES	48
SPUR TRACK ST	PRIVATE	N/A	20

NOTE: STREET TREES ARE PROVIDED AT AN AVERAGE OF 40' O.C.



223 S. WEST ST., #1100
RALEIGH, NC 27603
T 919.380.8750

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: L19067

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

Seal

[illegible]

SCA

Proj	
------	--

1

1

1

Issue

PRELIMINARY SUBDIVISION PLAN

No.	Date	Description
1	2020.10.09	PRELIMINARY SUBDIVISION PLAN
2	2021.04.13	PRELIMINARY SUBDIVISION PLAN
3	2021.10.26	PRELIMINARY SUBDIVISION PLAN
4	2022.02.11	PRELIMINARY SUBDIVISION PLAN
5	2022.03.25	PRELIMINARY SUBDIVISION PLAN
6	2022.05.24	PRELIMINARY SUBDIVISION PLAN

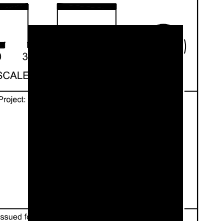
Title:

LANDSCAPE PLAN

Project number: L19067 Sheet #:
Issued Date: 2022.05.24
Drawn by: SW
Approved by: CR







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

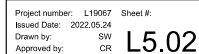
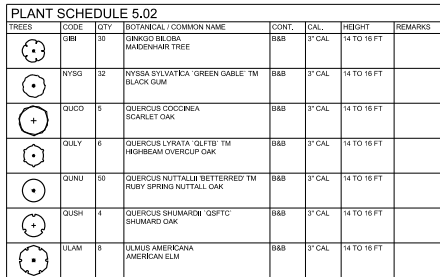


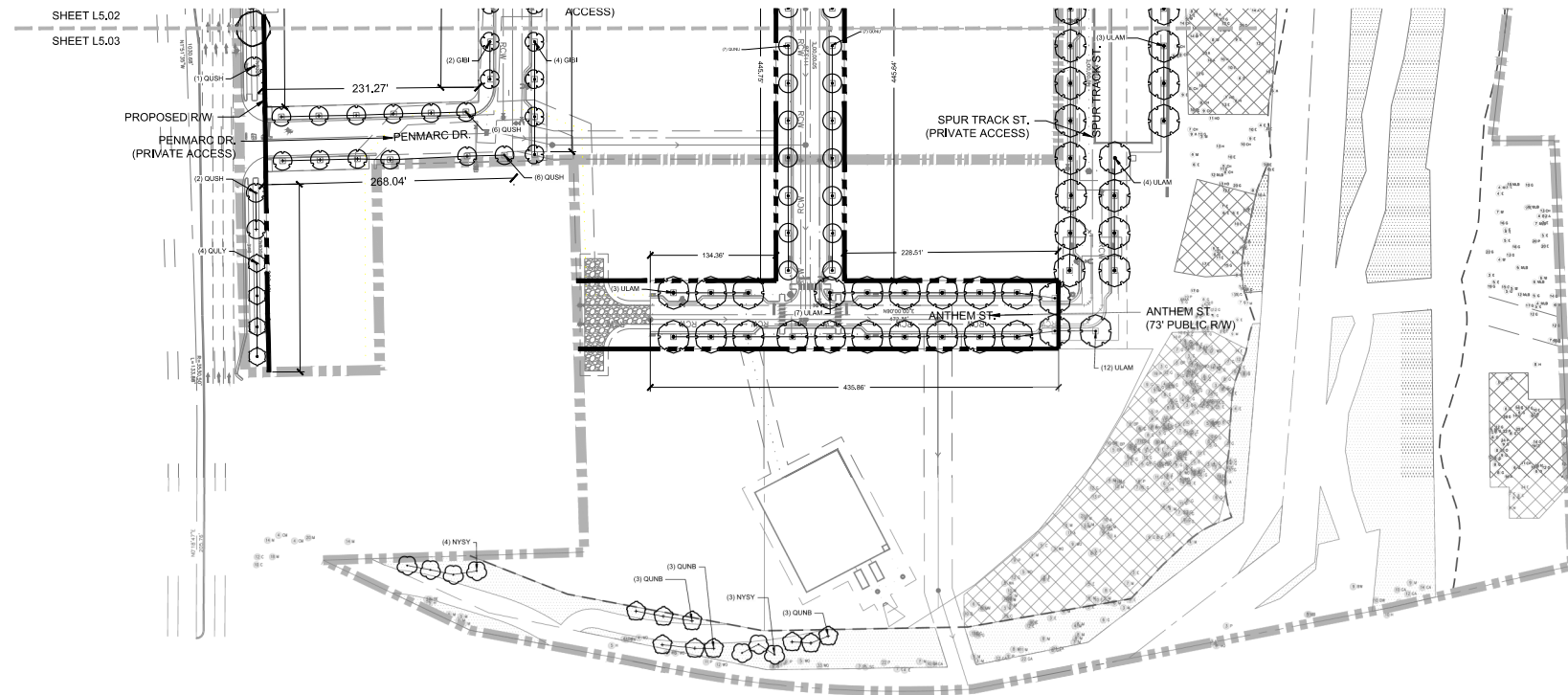
No.	Date	Description
1	1900-01-01	...
2	1900-01-02	...
3	1900-01-03	...
4	1900-01-04	...
5	1900-01-05	...
6	1900-01-06	...
7	1900-01-07	...
8	1900-01-08	...
9	1900-01-09	...
10	1900-01-10	...
11	1900-01-11	...
12	1900-01-12	...
13	1900-01-13	...
14	1900-01-14	...
15	1900-01-15	...
16	1900-01-16	...
17	1900-01-17	...
18	1900-01-18	...
19	1900-01-19	...
20	1900-01-20	...
21	1900-01-21	...
22	1900-01-22	...
23	1900-01-23	...
24	1900-01-24	...
25	1900-01-25	...
26	1900-01-26	...
27	1900-01-27	...
28	1900-01-28	...
29	1900-01-29	...
30	1900-01-30	...
31	1900-01-31	...

Title:

Project number: L19067 Sheet #:
Issued Date: 2022.05.24
Drawn by: SW
Approved by: CR

PLANT SCHEDULE 5.01							
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	HEIGHT	REMARKS
	QUIB	21	GINCKO BILBA WANDERING TREE	B&B	3" CAL	14 TO 16 FT	
	QUICQ	20	QUERCUS COCCINEA SCARLET OAK	B&B	3" CAL	14 TO 16 FT	
	QUILY	10	QUERCUS LYRATA "GLTB" TM HOARLEAF OVERCUP OAK	B&B	3" CAL	14 TO 16 FT	
	QUINU	2	QUERCUS NUTTALLI "BETTERBRED" TM RUBY SPRING NUTTALL OAK	B&B	3" CAL	14 TO 16 FT	





PLANT SCHEDULE 5.03							
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	GAL.	HEIGHT	REMARKS
	GBI	6	QINQGO BILBOA MANGHAM TREE	868	3" CAL	14 TO 16 FT	
	NYSY	7	NYSSA SYLVATICA 'GREEN GABLE' TM BLACK GUM	868	2" CAL	12'-14'	
	QUCO	1	QUERCUS COCCINEA SCARLETT OAK	868	3" CAL	14 TO 16 FT	
	QULY	4	QUERCUS LYRATA 'GLTB' TM HIGHBEAM OVERCUP OAK	868	3" CAL	14 TO 16 FT	
	QUMB	9	QUERCUS NUTTALLII 'BETTERED' TM RUBY SPRING NUTTALL OAK	868	2" CAL	12'-14'	
	QUNU	14	QUERCUS NUTTALLII 'BETTERED' TM RUBY SPRING NUTTALL OAK	868	3" CAL	14 TO 16 FT	
	QUSH	15	QUERCUS SHUMARDII 'GSFTC' SHUMARD OAK	868	3" CAL	14 TO 16 FT	
	ULAM	36	ULMUS AMERICANA AMERICAN ELM	868	3" CAL	14 TO 16 FT	

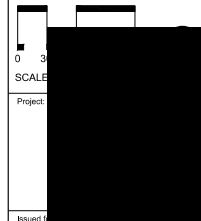


STEWART
221 S. WEST ST. #1100 FIRM LICENSE # G-1061
RALEIGH, NC 27603 www.stewartinc.com
T 919.380.8750 PROJECT # L 15067

Client: KANE REALTY CORPORATION
4321 LASITER AT NORTH HILLS AVE SUITE 250
RALEIGH, NC 27609



Scale:



Issued For: **PRELIMINARY
SUBDIVISION PLAN**

No.	Date	Description
1	2020.10.09	PRELIMINARY SUBDIVISION PLAN
2	2021.04.13	PRELIMINARY SUBDIVISION PLAN
3	2021.10.28	PRELIMINARY SUBDIVISION PLAN
4	2022.02.11	PRELIMINARY SUBDIVISION PLAN
5	2022.03.28	PRELIMINARY SUBDIVISION PLAN
6	2022.05.24	PRELIMINARY SUBDIVISION PLAN
7	---	---
8	---	---
9	---	---

Title:

LANDSCAPE PLAN

Project number: L15067 Sheet #: **L5.03**
Issued Date: 2022.05.24
Drawn by: SW
Approved by: CR