

# Administrative Approval Action

Case File / Name: SUB-0081-2022 DSLC - LOT 17 REDEVELOPMENT

LOCATION:This 2.65 acre parcel is located at 4006 Market at North Hills Street north of I-440,<br/>south of St Albans Drive, east of Six Forks Road, and west of Cardinal at North<br/>Hills Street. The property is located in North Hills East, specifically identified as Lot<br/>17. The property is zoned PD and is currently being used for an off-street parking<br/>lot.REQUEST:The application proposes a conventional subdivision to divide Lot 17, an existing<br/>2.65 acre open lot, into two parcels: Lot 17 (1.68 acres) and New Lot 25 (0.97<br/>acres), to later construct two mixed-use towers and structured parking.DESIGN<br/>ADJUSTMENT(S)/<br/>ALTERNATES, ETC:N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated May 19, 2023 by Mcadams.

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

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

☑ <u>SITE PERMITTING REVIEW</u> - 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. As part of the development an additional lane is being added to the I-440 off ramp at Six Forks Road. The ramp is being reviewed by NCDOT and as part of that review there is a portion of right of way being dedicated to NCDOT. The full details of the ramp, right of way dedication along the off ramp, any signal updates where applicable all need to be shown with NCDOT approval.
- 2. Any easements or agreements needed for access onto adjacent parcels for the additional ramp lane must be obtained prior to site permitting review approval.

### Engineering

- Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.
- 4. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

### Stormwater



Administrative Approval Action

- Case File / Name: SUB-0081-2022 DSLC - LOT 17 REDEVELOPMENT
- 5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
- 6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

☑ <u>LEGAL DOCUMENTS</u> - 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.



 Public Access Deed of Easement Required

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

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

### Engineering

1. A 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.

### Stormwater

- 2. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
- 3. 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).

☑ <u>BUILDING PERMITS</u> - 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:

### Stormwater

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



Administrative Approval Action

Case File / Name: SUB-0081-2022 DSLC - LOT 17 REDEVELOPMENT

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

### Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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: June 28, 2026 Record at least ½ of the land area approved.

5-Year Sunset Date: June 28, 2028 Record entire subdivision.

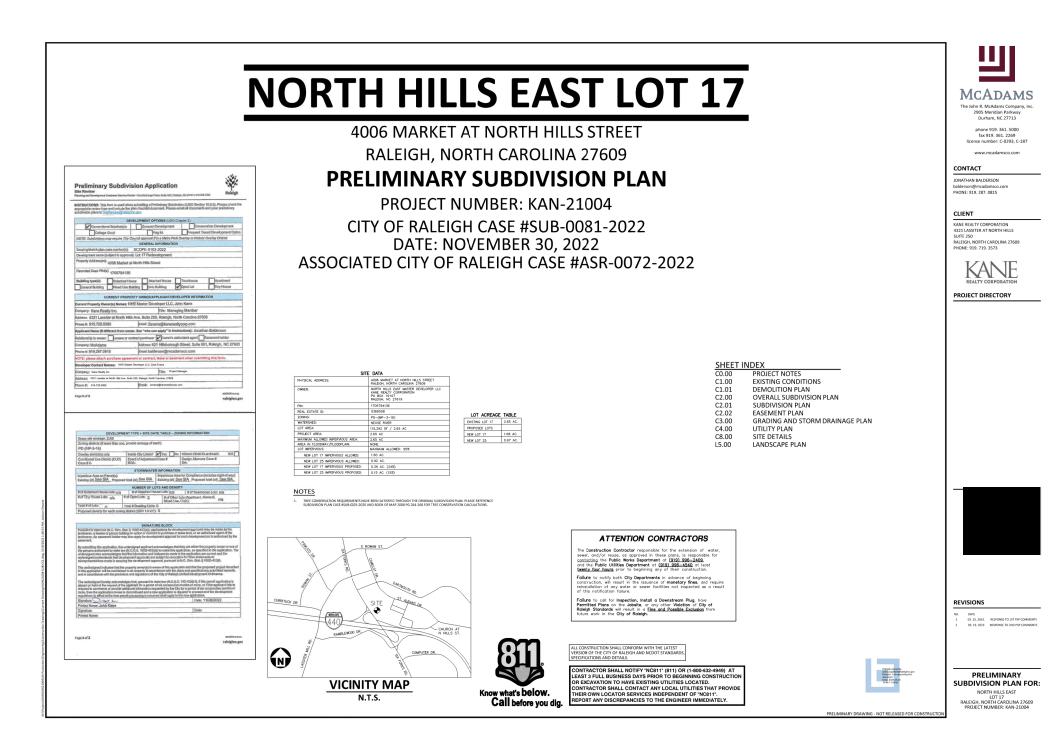
I hereby certify this administrative decision.

Daniel Steall Signed: Date:

te: 06/28/2023

Development Services Dir/Designee

Staff Coordinator: Jessica Gladwin



#### SITE PLAN NOTES

- NON-ALLEY LOADED DRIVEWAR'S MAY INTERIECT & STRIET NO CLOSER THAN 20 FEET FROM THE INTERSECTION OF TWO STR RIGHT-OF-WAYS. THE WINNING CORRER CLEARANCE FROM CLIB LINE OF DEGID OF PAVIDAENT OF INTERSECTION BEAT LISST 20 FEET ROM THE POINT OF TARGENCO THE REAL DUSLO OF UNIVATIONE. ON 20 FEET ROM THE INTERSECTION RIGHT-OF-WAY. INES, WINCI FYEL'S STRIATES. THE MOULS OF THE DIVENTIAN SYMLE. NOT INFORMATION FOR MOUSE OF A RIGHT-OF-WAY. INES, WINCI FYEL'S STRIATES. THE MOULS OF THE DIVENTIAN SYMLE. HOT INFORMATION FOR MOUSE OF A RIGHT-OF-WAY. INES, WINCI FYEL'S STRIATES. THE MOULS OF THE DIVENTIANT SYMLE MOT INFORMATION. FOR MOUTH RIGHT-OF-WAY. INES, WINCI FYEL'S STRIATES. THE MOULS OF THE DIVENTIANT SYMLE. HOT INFORMATION, FOR MOUTH RIGHT-OF-WAYS. THE STRIATES OF THE MOUST STRIATES OF THE MANDER OF THE SIZE OF MOULS OF A RIGHT-OF-WAYS. THE DIVENTIANT OF THE DIVENTIANT OF THE OF-MOUNT AND INFORMATION. FOR MOUTH RIGHT-OF-WAYS. THE DIVENTIANT OF THE MOUST OF THE MANDER OF THE MANDER OF THE MOUST OF THE OF-MOUNT AND IN OR MOUTH RIGHT-OF-WAYS. THE DIVENTIANT OF THE DIVENTIANT OF THE OF-MOUNTAIN OF A DIVENTIANT OF THE DIVENTIANT OF THE OF-MOUNTAIN OF A DIVENTIANT OF THE DIVENTIANT OF THE DIVENTIANT OF A DIVENTIANT OF A DIVENTIANT OF THE DIVENTIANT OF THE DIVENTIANT OF THE OF-MOUNTAIN OF A DIVENTIANT OF THE DIVENTIANT OF THE DIVENTIANT OF THE OF-MOUNTAIN OF A DIVENTIANT OF THE DIVENTIANT OF THE DIVENTIANT OF THE DIVENTIANT OF A DIVENTIANT OF THE DIVENTIANT OF THE OF-MOUNTAIN OF THE DIVENTIANT OF THE DI CORNER DETAILS
- RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50<sup>°</sup> OF ALL MINOR RESIDENTIAL, RESIDENTIAL, AND RESIDENTIAL COLLECTOR INTERSECTIONS. THE FULL LENGTH OF THE RIGHT-OF-WAY SHALL BE CLEARED AND GRADED ALLONG ALL MAJOR MINOR, & SENSITIVE AREA SHORT OF A REAS.
- WITHIN THE AREA DEFINED SOLIT TRANSIDES HOWING ON THESE SHARE, THERE SHALL BE NO SCHOT OBSTRUCTING OR PARTLY OBSTRUCTIVE VALUE, IFROL, SOLI, DUCARE BRANS, OF ANEXED SHAREDLE BUFFERT THE HORSTO OF AN INCREME AND BATT AREA THE CLIRE UNE ELEVATION ON THE INFRAST TRAVEL WAY F NO CLIRE UNE SUBSTS. REFER TO SECTION 6.32 OF THE LATES VERSION OF THE ALBERT STREET DESIGN MANULAL REPORT NOT AND DOMINING. THE SHARE DESIGN MANULAR DESIGN DESIGN MANULAR DESIGN DESIGN DESIGN DESIGN DESIGNAR D
- MULTIWAY STOP CONTROL WILL NOT BE USED AT ANY PUBLIC STREET INTERSECTION WITHOUT AN ENGINEERING STUDY TO PROVIDE DATA TO CITY OF RALEIGH TRANSPORTATION DIVISION THAT THE MULTIWAY STOP INSTALLATION WARRANTIS CAN BI MIT YARD ORINNACED BY CITY COLUNCIL APPRIVAL. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
- 6. ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MAINTAIN AN "AS BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL, LETTER TO THE OWNER.
- 8. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, HITING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND AURONNENTS DEPICTED ON THE PLANS.
- CONTRACTOR SHALL NOTITY "RESET" MED OR 1. 800-822-0400 AT LEAST 5 FULL BUSINESS DWG PRODE TO RECINING CONSTRUCTION OR DEVALUATION TO INVER DISTING UNITITIES LOATING CONTRACTOR SPACE LOATING THAT PROVIDE THEIR OWNEL COATION SERVICES INDEPENDENT OF "NORLY." REPORT ANY DISCREPANCIES TO THE ENGINEER INVERTIGATE.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- PRIET TO BIGINING CONSTRUCTION BROWN GOUND CONTINUE MAANES, THE CHEVAL CONTINUE SHALL SHALL SHALL AND ALL AND ALL SHALL SHALL AND ALL AND ALL
- 13. ALL DARTHSORS AND GRADS SHOWN ON THE PLANE SHALL BE FILD VERIFIED IN THE CONTRACTOR PRIOT TO CONSTRUCTOR CONTRACTOR SHALL NOTE? IT IS INDURERS IF AN UNDERNANCES NOTE THEND TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE SHANGES. NO EXTRA COMPENSION SHALL BE PLAID TO CONTRACTOR FOR ANY WORK DOWN DUE TO DIMENSIONS OR GRADES SHOWN INCORRECT ON THESE PLANE IS PLANE TO CONTRACTOR FOR ANY WORK DOWN DUE TO DIMENSIONS OR GRADES SHOWN INCORRECT ON THESE PLANE IS PLANE TO CONTRACTOR TO RAVY WORK DOWN DUE TO DIMENSIONS OR GRADES SHOWN INCORRECT ON THESE PLANE IS PLANE TO CONTRACTOR TO RAVY WORK OWN FOR TO DIMENSIONS OR GRADES SHOWN INCORRECT ON THESE PLANE IS PLANE TO CONTRACTOR TO RAVY WORK OWN FOR THE DIMENSION OF GRADES SHOWN INCORRECT ON THESE PLANE IS PLANE TO CONTRACTOR TO RAVY WORK OWN FOR THE DIMENSION OF GRADES SHOWN INCORRECT ON THESE PLANE IS PLANE TO CONTRACTOR TO RAVY WORK OWN FOR THE DIMENSION OF GRADES SHOWN INCORRECT ON THE PLANE IS PLANE TO CONTRACTOR TO RAVY WORK OWN FOR THE PLANE IS PLANE TO CONTRACTOR TO RAVY WORK OWN FOR THE DIMENSION OF GRADES SHOWN INCORRECT ON THE PLANE IS PLANE TO CONTRACTOR TO RAVY WORK OWN FOR THE DIMENSION OF THE PLANE IS PLANE TO RAVE TO REAL TO CONTRACTOR TO RAVE TO RAVE TO RAVE THE PLANE IS PLANE TO RAVE TO REAL TO RAVE TO RAVE TO RAVE TO RAVE TO RAVE TO REAL TO RAVE THE PLANE IS PLANE TO RAVE TO RAVE TO RAVE THE PLANE IS PLANE TO RAVE TO RAVE
- 14. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDD) DETAILS.
- MLI JANU, ROLLEN AND CHIV SPORTER A CONTRACT AND A CONTRACT AND
- TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS, SHOWN, IF THE GEOTECHNICAL EXOINTER DEEMSA HEAVENER SECTION IS REQUIRED.
- 17. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WIRTING PROTO TO OBCERING OR INSTALLATION. THE CONTRACTOR SHALL WAVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.
- 18. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS STAFF FOR FURTHER GUIDANCE. 19. ALL SIGNAGE ASSOCIATED WITH THE PUBLIC STREET SYSTEM SHALL ADHERE TO MUTCH STANDARDS AND SPECIFICATIONS.
- ANY TRANSIT STOP LOCATIONS SHOWN ARE PRELIMINARY ONLY. FINAL LOCATION SHALL BE DETERMINED ONCE THE CITY OF RALEIGH TRANSIT ROUTE HAS BEEN FINALIZED. ALL TRANSIT STOPS SHALL HAVE A 10'x20'x6' (3000 PSI) CONCRETE PAD.

#### CITY OF RALEIGH PUBLIC UTILITIES STANDARD UTILITY NOTES (AS APPLICABLE)

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION). 2. UTILITY SEPARATION REQUIREMENTS:
- a) A DETACE OF 100° SHALLS & LMHTAINED BETWEEN SMITLAN SENTER & ANY RINKAT OR NEIKE WATER SUPE SUCH AS AN IMPOUNDED BESSION USED AS A SOURCE OF DERINKIN ANTER & ARCHITEATER INTERNET BE ACHEVED, FERROLS SMITLAN'S SWEEN PRE SHALL BE SYSCIPPE & INSTALLED TO WATERLINE SPECIFICATIONS. THE MINIMUM SERVALION SHALL NOT BE LIST HAVE SPECIFIC BE INSTALLED TO WATERLINE SPECIFICATIONS.
- b) WHEN INSTALLING WATER A/OR SERVER AMAINS THE HORIZONTAL SERVERATION RETURNED HITLES SAULL BE OF LINE SERVERATION CANNOT BE IMMETRATED DUE TO DISTING CONDITIONS, THE VARIATION ALLOWED ST HEW WATER MAN BA SERVERATE TRANSPORT OF METALENATION OF THE WATER MAN BASE OF METALENATION ALLOWED ST HEW WATER MAN BASE APPRANTE RINGS OF THE FLUENTED OF THE WATER MAN BASE IF AND ALL THE OF THE SERVER AS MALES ARE APPRANDED BY THE FLUENTED OF THE WATER MAN BASE IF AND ALL THE OF THE SERVER AS MALES ARE APPRANDED BY THE FLUENTED OF THE WATER MAN BASE IF AND ALL THE OF THE SERVER AS MALES ARE APPRANDED BY THE FLUENTED OF THE WATER MAN BASE IF AND ALL THE ADDRESS ARE APPRANDED BY THE FLUENTED OF THE WATER MAN BASE IF AND ALL THE ADDRESS ARE APPRANDED BY THE FLUENTED OF THE WATER MAN BASE IF ADDRESS ARE MASSAGED FROM OUTSDE DRAMETER TO OUTSDED DAMATERS.
- c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERMAS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERNAL IS SPECIFIED FOR SANITARY SEWER.
- I JAANTAN 18" MILL VERTICAL SERVARTICH AT ALL WATERMAIN R. RCV STORM DRAIN CRESSING: MAINTAN 24" MILL VERTICAL SERVATION AT ALL SANATTAY EVERS & R-XV STORM DRAIN COSSING: SWHERE ADRIALTE SERVARTIONS CANNOT BE ACHIVED, SPECIFY DIP MATERIALS & A CONCRETE GRADE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & 8-49)
- ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT, ANY INCESSARY SERVICE INTERNUTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEHF VIEWL CHILTIS DEPARTMENT.
- 5. 3.0<sup>4</sup> MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS, 4.0<sup>4</sup> MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- 6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A STEE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEGH FUBLIC UTLITIES DEPARTMENT. THIS INCLUDES ADANDONING TO PAT TAMM & REMOVAL OF SERVICE FROM ROW OR GASEMENT FOR CORPUD INNEDDOR PROCEDURE.
- INSTALL 3/4" COPPER\* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2%2' WATERLINE EASEMENT IMMED ADJACENT, NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADJACIATE FLOW & PRESSURE.
- INSTALL 4" PVC\* SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES DICEEDING 80 PSI. WHERE SANTARY SERVICES ARE SERVING A BUILDING INSTALLED ON A DOOR WITH A RIVISHED FLOOR LEAVITON BELOW THE ELEVATION OF THE MANHOLD COVIEG OF the MATURE DYSTALM MANHANDEL IN THE PUBLIC SERVICES ARE INSTALLED IN THE SERVICE LINE. SANTARY SERVICES SERVING A BUILDING WITH A RIVISHED FLOOR ELEVATION ADD/OF THE INSTALLED IN THE SERVICE LINE. SANTARY SERVICES SERVING A BUILDING WITH A RIVISHED FLOOR ELEVATION ADD/OF THE INSTALLED IN THE SERVICE LINE. SANTARY SERVICES SERVING A BUILDING WITH A RIVISHED FLOOR ELEVATION ADD/OF THE MANNEL OF THE PUBLIC SERVICES AND ADD/OF THE MANNEL RIVISHED SERVICES INTER SERVICE DISCHARGE THE REVISE SING SERVIL AND FORCEMENT AND ADD/OF THE MANNEL RIVISHED FLOOR ELEVATION ADD/OF THE NATION SERVICES AND ADD/OF THE REVISE SING SERVIL AND FORCEMENT ADD/OF THE SING SERVIL AND FORCEMENT ADD/OF THE REVISE SING SERVIL AND FORCEMENT ADD/OF THE SING SERVIL AND FORCEMENT ADD/OF THE SING SERVIL ADD/OF THE SING SERVIL ADD/OF THE SING SERVIL AND FORCEMENT ADD/OF THE SING ELEVATION OF THE MA A BACKWATER VALVE.
- 10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM INCOMO, USACE 8/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND 8/OR FLOODPLAIN IMPACTS RESPECTIVELYI PRICE TO CONSTRUCTION. 11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- 12. GREASE INTERCEPTOR / CIL WATER SEPARATOR SUING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FOG PROGRAM COORMATOR PRIOR TO ISSUARCE OF A BUILDING PRIMIT. CONTACT STEPHEN CALVERLEY AT [919 296-2334 OF STEPHEN CALVERRY PRAILEDHCCOOL OF RAMOR INFORMATION.
- Losso-conscitutos contros montes anticicados en estadas en es

#### ADDITIONAL UTILITY NOTES

- ALL WATER MAINS, SERVICES AND FIRE SERVICES GREATER THAN 2" DIAMETER ARE TO BE DUCTILE IRON PIPE. 2" & SMALLER DOMESTIC SERVICES MUST BE TYPE K SOFT COPPER (WITHOUT FITTINGS) TO THE WATER METER.
- ALL SEWER MAINS SHALL BE EITHER PVC OR DUCTLE IRON PIPE AS SHOWN ON THE PLANS. ALL PIPE MATERIAL SHALL MEET CIT: OF RALENES TANDRADS AND SPECIFICATIONS AS DEFINED IN THE LATEST ISSUE OF THE PUBLIC UTILITIES HANDBOOK AND/OR UNIFIED DEVILOPMENT CORRIVATCE (UDO). ALL FIRE HYDRANTS ALONG PUBLIC R/W LINES SHALL HAVE A 5'WAS'L CITY OF RALEIGH WATERLINE EASEMENT ONTO ADJACENT PROPERTY.
- ALL SAMPLARY SEWER INTERCEPTOR UNITS (12" AND LABORE), AS WELL AS MANINOLS AND ETTIMOS ASSOLATED WITH THE INTERCEPTOR UNIT E HALL BE INTERNALLY LIMIX UNIT MONTENTENT ALL DE RAMONDE ACULAL TO REMATH PROVADE SULLID CORRECTION. SEE THE CLARERY CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT HANDROOK FOR APPROVED COALTINES AND APPLICATION MEMODS.
- 5. IN ACCORDANCE WITH GENERAL STATUTE 87-121(G), ALL UNDERGROUND UTLITIES INSTALLED AFTER OCTOBER 1, 2014 SHALL BE ELECTRONICALLY LOCATABLE. CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE CITY OF RALEGIN PUBLIC UTLITIES DEPARTMENT FOR DETALLS AND SPECIFICATIONS FOR MEETING THESE REQUIREMENTS.
- EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VEITHY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANES YALL BE REPORTED TO THE INSIDERE IN MINEDIATELY. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE OWNED, OPERATED, AND MAINTAINED BY THE CITY OF RALEIGH.
- 8. ALL WATER AND SEWER MAINS NOT WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER.
- CONTRACTOR SHALL NOTIFY "WCB1" (811) OR (1-800-632-4969) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTORS OF BXCWATION TO HAVE EXEMING UTRITIES LOCATED. CONTRACTOR SHALL CONTRACT AN LOCAL UTUITIES THE PHENOMENT HER OWN LOCATOR SERVICES INDEPENDENT OF THE SECURITY.
- 10. ALL UTEITY SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH 2' MINIMUM COVER. BOTH ENDS SHALL BE CAPPED AND MARKED

#### MCADAMS The John R. McAdams Company, Inc. 2905 Meridian Parkway

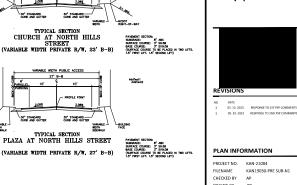
Durham, NC 27713 phone 919, 361, 5000 fay 919 361 2269 license number: C-0293

www.mcadamsco.com CLIENT

KANE REALTY CORPORATION 4321 LASSITER AT NORTH HILLS AVENUE SUITE 250 RALEIGH, NORTH CAROLINA 27609



# 17 NORTH HILLS EAST LOT 17 PRELIMINARY SUBDIVISION PLAN 4006 MARKET AT NORTH HILLS STREET RALEIGH, NORTH CAROLINA, 27609



KAN19030-PRE SUB-N1 DRAWN BY JCS SCALE N.T.S. DATE 11. 30. 2020 SHEET PROJECT NOTES

# **CO.00**

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

BULDING

GRADING NOTES

STORM DRAINAGE NOTES

ALL DIRACHIONE AND GRADS SHOWN ON THE PLANS SHALL BE FILD VERIFID OF THE CONTRACTOR PRORT TO CONSTITUTION, FOR CONTRACTOR SHALL NOTE? THE REVERTER FLAY DISCRETANCIES DOST TRENDS TO PROCEDING WITH CONSTRUCTION, FOR INCESSAM PLANS OR GRADE CLANNES, NO EXTRA COMPRESATION SHALL BE FAILT OT THE CONTRACTOR FOR MAY WORK DON DUE TO IMMINISMO GR GRADES FORM INCORRECTLY ON THESE FLANS TO SICK INTERCONTINUES NOT BEING TO BE AND THE SICK INTERCONTINUES ON BRIND THE OWNER.

OCCUPATIONAL SAFETY AND HEALTH AND MISSING TANDAR (DSW) 57 AND MONOR FOR DOCUMENTS, FRAIL NUE 2017P PART 3025 SUBMERT 17 AVAILES TALE LOCATIONES DOCEMBER THE (D [LET IN DEFINIS HECKANTION DECEMBER THE DIPTH REQUIRES THE DISCOVER OF A TRENCH ANTLY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIEE FOR EXCANTON.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND/OR NCDO'T STANDARDS AND SPECIFICATIONS AS APPLICABLE.

CONTRACTOR SHALL NOTIFY "NOBLI" (811) OR (1-800-652-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES INCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT CURESTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTRACTOR

PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONTREBENCE WITH THE CITY OF RALEGGI STORMWATER AND EROSION CONTROL DEPARTMENT, THE ENGINEER AND A REPRESENTATIVE OF THE OWNER.

CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TIMING OF REMOVAL SHALL BE COORDINATED WITH THE EROSION CONTROL INSPECTOR.

8. SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTIVE AS RECOMMENDED BY THE RECOMPENSAL ENGINEER

EXSTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. AND DISCEMENTICES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

ALL STORM DRAINAGE PHES SHOWN SMALL BE REINFORCED COMCRETE (RCP) (ANIMALIAN CLASS III) UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE WITH THE GEOTECH TO YEARY TYPE OF BEDONG REQUIRED BASED ON SOIL CONTRACTOR TO SELECT REQUIRED CLASS OF PHE BASED ON BEFTH OF PHE AND BEDONG PROVIDED PER THE AMERICAN CONCIDENT PHE ASSOCIATION ROUDENLS.

ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.

ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL, SAID MATERIAL SHALL BE CAPABLE OF BING COMPACTED BY MECHANICAL MEMOS AND SHALL HAVE NOT ENDERV'T OF LAVO DR BEHAVE IN A PLASTIC MANNEE NUMDER THE TAMPING BLOWS OR PROCE ROLLING.

6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD, USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.

MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE OR GEOTECH AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.

10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.

11. ALL CONCRETE PIPE AND PRECAST STORM STRUCTURES SHALL MEET NODOT STANDARDS BY MANUFACTURER.

BACKFILING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THORDUGHLY COMPACTED TO 95 % OF THE MAXIMUM DRY DENSITY OBTINNABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT BIN INCLES SHALL BE COMPACTED TO LOD PRECHT STANDARD PROCTOR.

12. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL PIPE AND STRUCTURES FOR CRACKS OR BREAKS, PRIOR TO INSTALLATION. ANY DAMAGED ITEMS SHALL NOT BE INSTALLED.

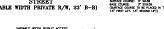
"KNOCK-OUT" BOXES OR HOPE PIPE SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAYS UNLESS APPROVED IN WRITING BY CITY OF RALEIGH STORMWATER DEPARTMENT.

ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS.

ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.

4 ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL

VARIABLE WIDTH PUBLIC ACCESS 23' 8-8 10' TRAVEL LANE 10" TRIVEL LANE PROFILE POINT 2.085 -30" STANDARD 30" STANDARD -TYPICAL SECTION CHURCH AT NORTH HILLS STREET (VARIABLE WIDTH PRIVATE R/W, 23' B-B)



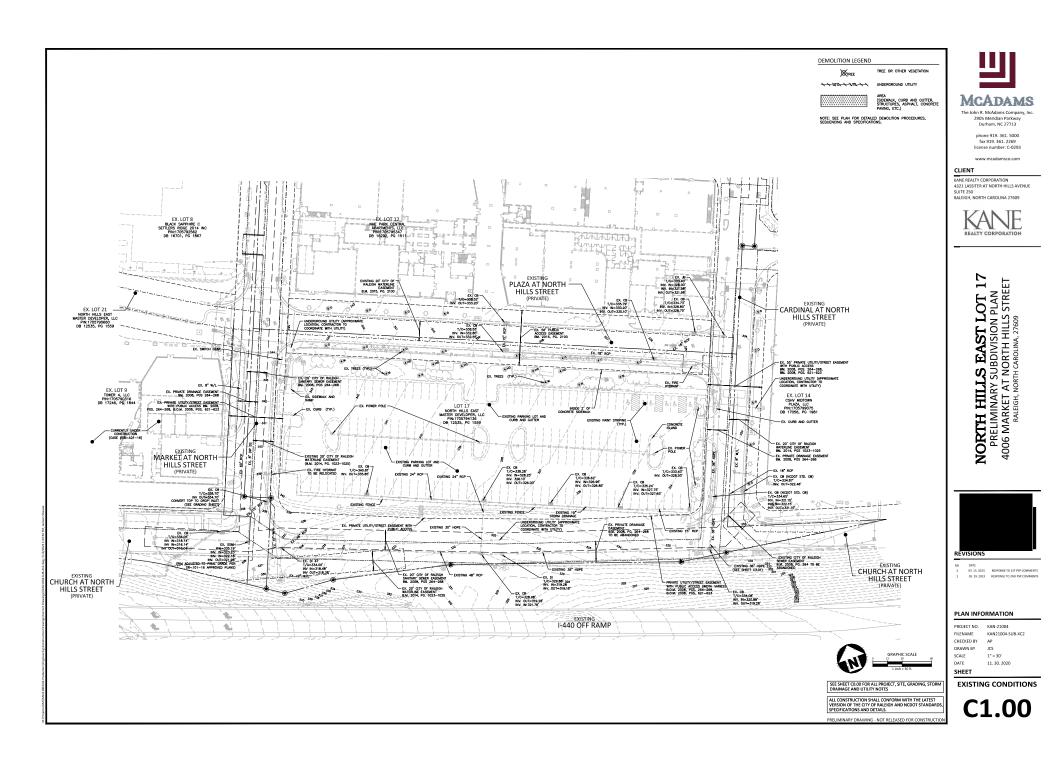


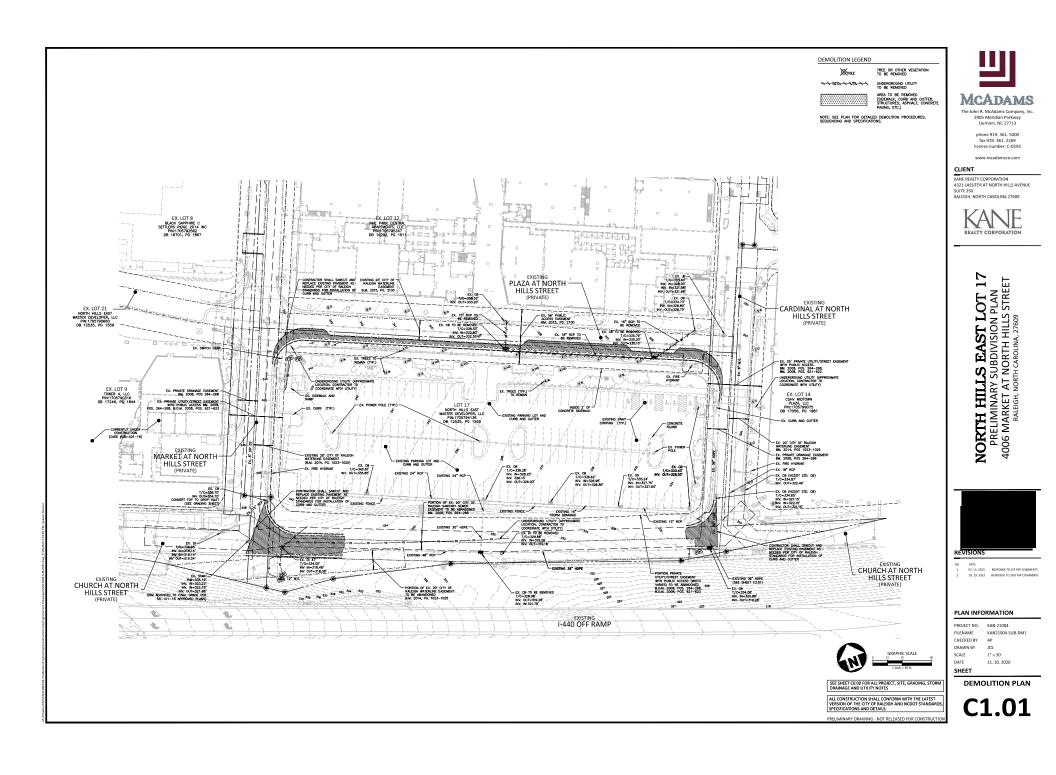
URB AND OUTTER



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTIO

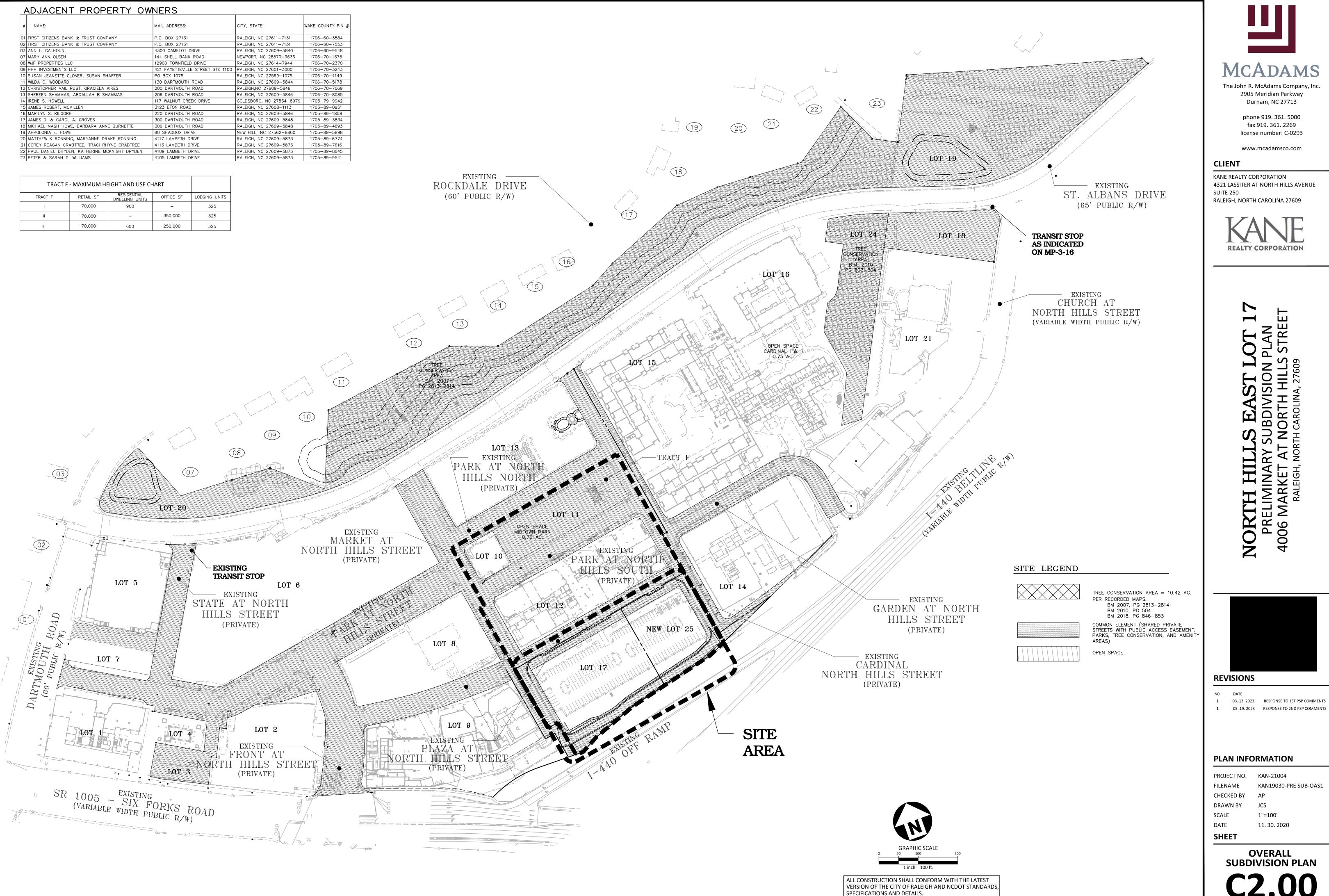
05. 19. 2023 RESPONSE TO 2ND PSP COMMENTS





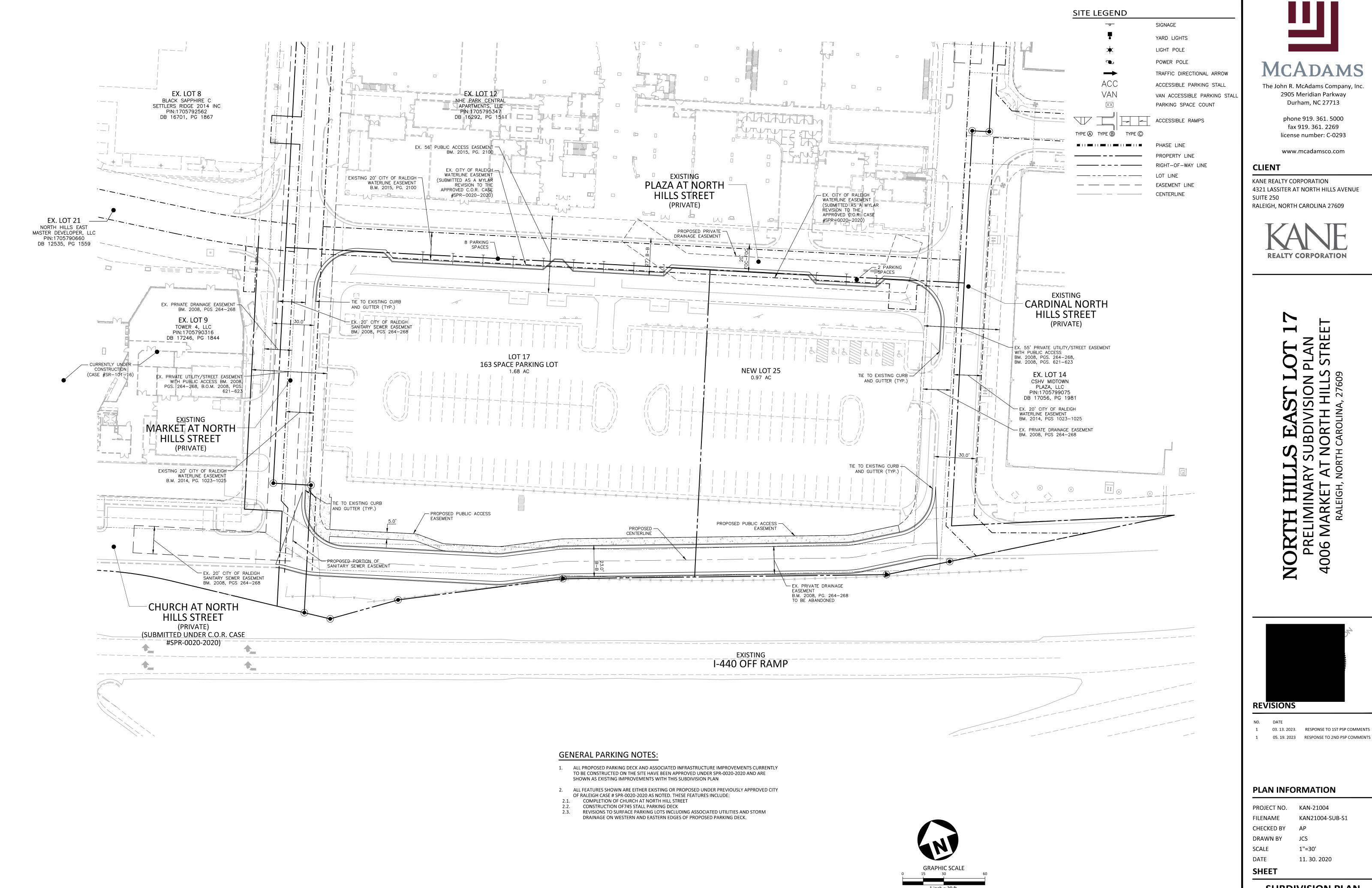
| ŀ  | ADJACENT PROPERTY OW                          | NERS                             |                          |                   |
|----|---|----------------------------------|--------------------------|-------------------|
| #  | NAME:   | MAIL ADDRESS:                    | CITY, STATE:             | WAKE COUNTY PIN # |
| 01 | FIRST CITIZENS BANK & TRUST COMPANY           | P.O. BOX 27131                   | RALEIGH, NC 27611-7131   | 1706-60-3584      |
| 02 | FIRST CITIZENS BANK & TRUST COMPANY           | P.O. BOX 27131                   | RALEIGH, NC 27611-7131   | 1706-60-7553      |
| 03 | ANN L. CALHOUN                                | 4300 CAMELOT DRIVE               | RALEIGH, NC 27609-5840   | 1706-60-9548      |
| 07 | MARY ANN OLSEN                                | 144 SHELL BANK ROAD              | NEWPORT, NC 28570-9636   | 1706-70-1375      |
| 08 | WJF PROPERTIES LLC                            | 12900 TOWNFIELD DRIVE            | RALEIGH, NC 27614-7944   | 1706-70-2370      |
| 09 | HHH INVESTMENTS LLC                           | 421 FAYETTEVILLE STREET STE 1100 | RALEIGH, NC 27601-3000   | 1706-70-3243      |
| 10 | SUSAN JEANETTE GLOVER, SUSAN SHAFFER          | PO BOX 1075                      | RALEIGH, NC 27569-1075   | 1706-70-4149      |
| 11 | WILDA O. WOODARD                              | 130 DARTMOUTH ROAD               | RALEIGH, NC 27609-5844   | 1706-70-5178      |
| 12 | CHRISTOPHER VAIL RUST, GRACIELA AIRES         | 200 DARTMOUTH ROAD               | RALEIGH,NC 27609-5846    | 1706-70-7069      |
| 13 | SHEREEN SHAMMAS, ABDALLAH B SHAMMAS           | 206 DARTMOUTH ROAD               | RALEIGH, NC 27609-5846   | 1706-70-8085      |
| 14 | IRENE S. HOWELL                               | 117 WALNUT CREEK DRIVE           | GOLDSBORO, NC 27534-8979 | 1705-79-9942      |
| 15 | JAMES ROBERT, MCMILLEN                        | 3123 ETON ROAD                   | RALEIGH, NC 27608-1113   | 1705-89-0951      |
| 16 | MARILYN S. KILGORE                            | 220 DARTMOUTH ROAD               | RALEIGH, NC 27609-5846   | 1705-89-1858      |
| 17 | JAMES D. & CAROL A. GROVES                    | 300 DARTMOUTH ROAD               | RALEIGH, NC 27609-5848   | 1705-89-3834      |
| 18 | MICHAEL NASH HOWE, BARBARA ANNE BURNETTE      | 306 DARTMOUTH ROAD               | RALEIGH, NC 27609-5848   | 1705-89-4893      |
| 19 | APPOLONIA E. HOWE                             | 80 SHADDOX DRIVE                 | NEW HILL, NC 27562-8800  | 1705-89-5898      |
| 20 | MATTHEW K RONNING, MARYANNE DRAKE RONNING     | 4117 LAMBETH DRIVE               | RALEIGH, NC 27609-5873   | 1705-89-6774      |
| 21 | COREY REAGAN CRABTREE, TRACI RHYNE CRABTREE   | 4113 LAMBETH DRIVE               | RALEIGH, NC 27609-5873   | 1705-89-7616      |
| 22 | PAUL DANIEL DRYDEN, KATHERINE MCKNIGHT DRYDEN | 4109 LAMBETH DRIVE               | RALEIGH, NC 27609-5873   | 1705-89-8645      |
| 23 | PETER & SARAH G. WILLIAMS                     | 4105 LAMBETH DRIVE               | RALEIGH, NC 27609-5873   | 1705-89-9541      |
|    |   |                                  |                          |                   |

| TRACT F | TRACT F - MAXIMUM HEIGHT AND USE CHART |                               |           |               |  |
|---------|--|-------------------------------|-----------|---------------|--|
| TRACT F | RETAIL SF                              | RESIDENTIAL<br>DWELLING UNITS | OFFICE SF | LODGING UNITS |  |
| I       | 70,000                                 | 900                           | _         | 325           |  |
| П       | 70,000                                 | _                             | 350,000   | 325           |  |
|         | 70,000                                 | 600                           | 250,000   | 325           |  |



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**C2.00** 

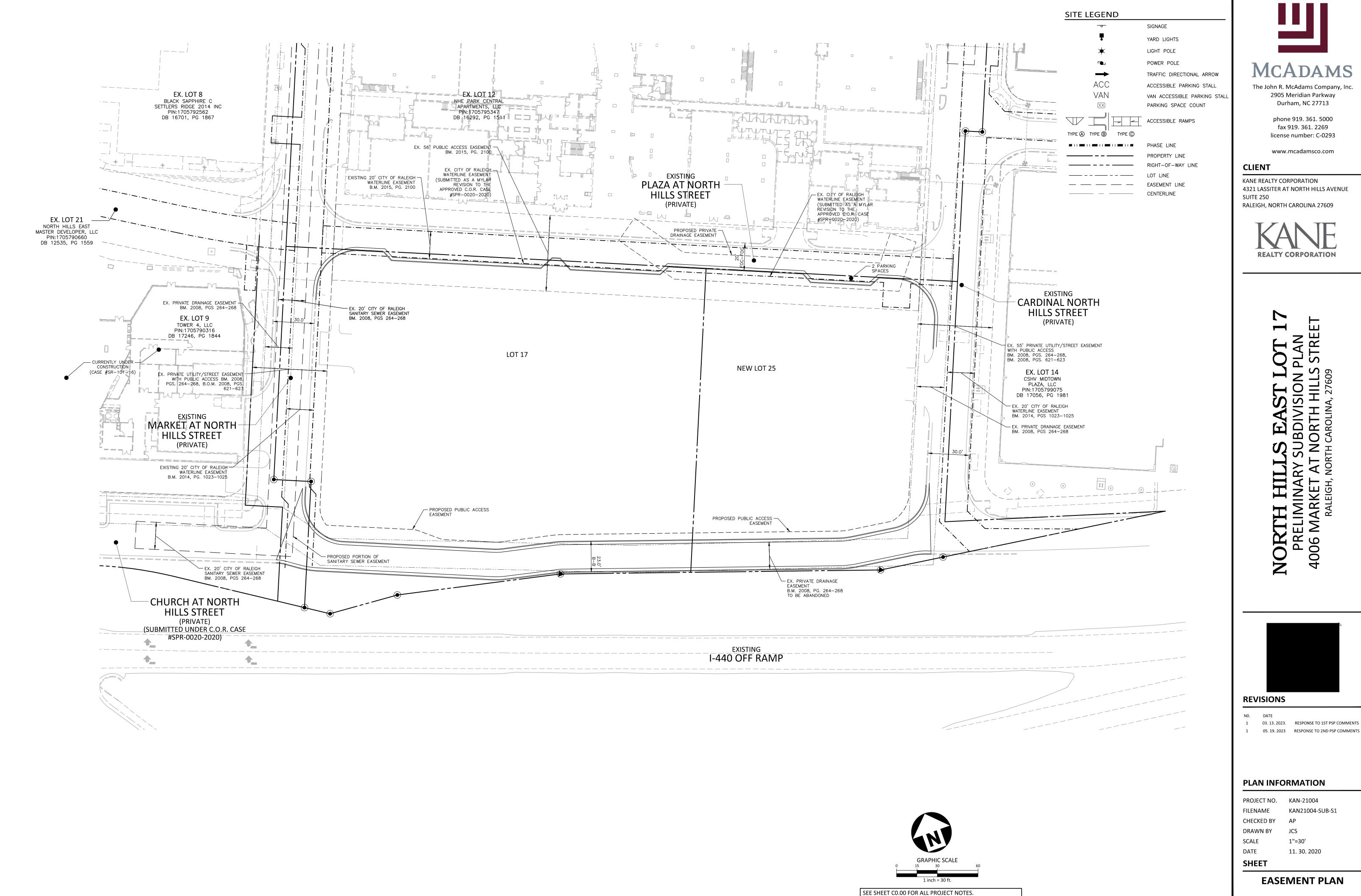


SEE SHEET CO.00 FOR ALL PROJECT NOTES. ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

SUBDIVISION PLAN

 $\mathbf{\Gamma7}$ 





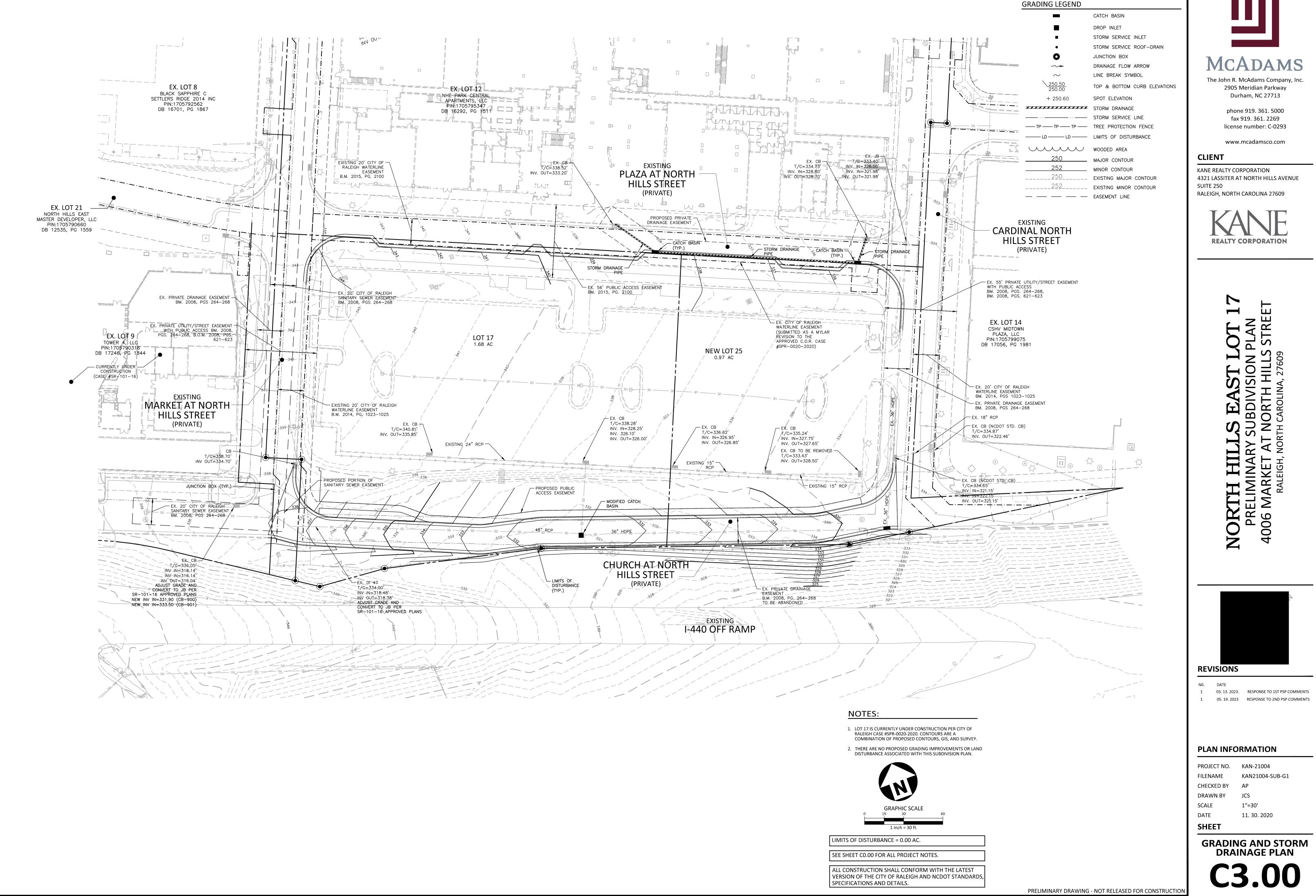


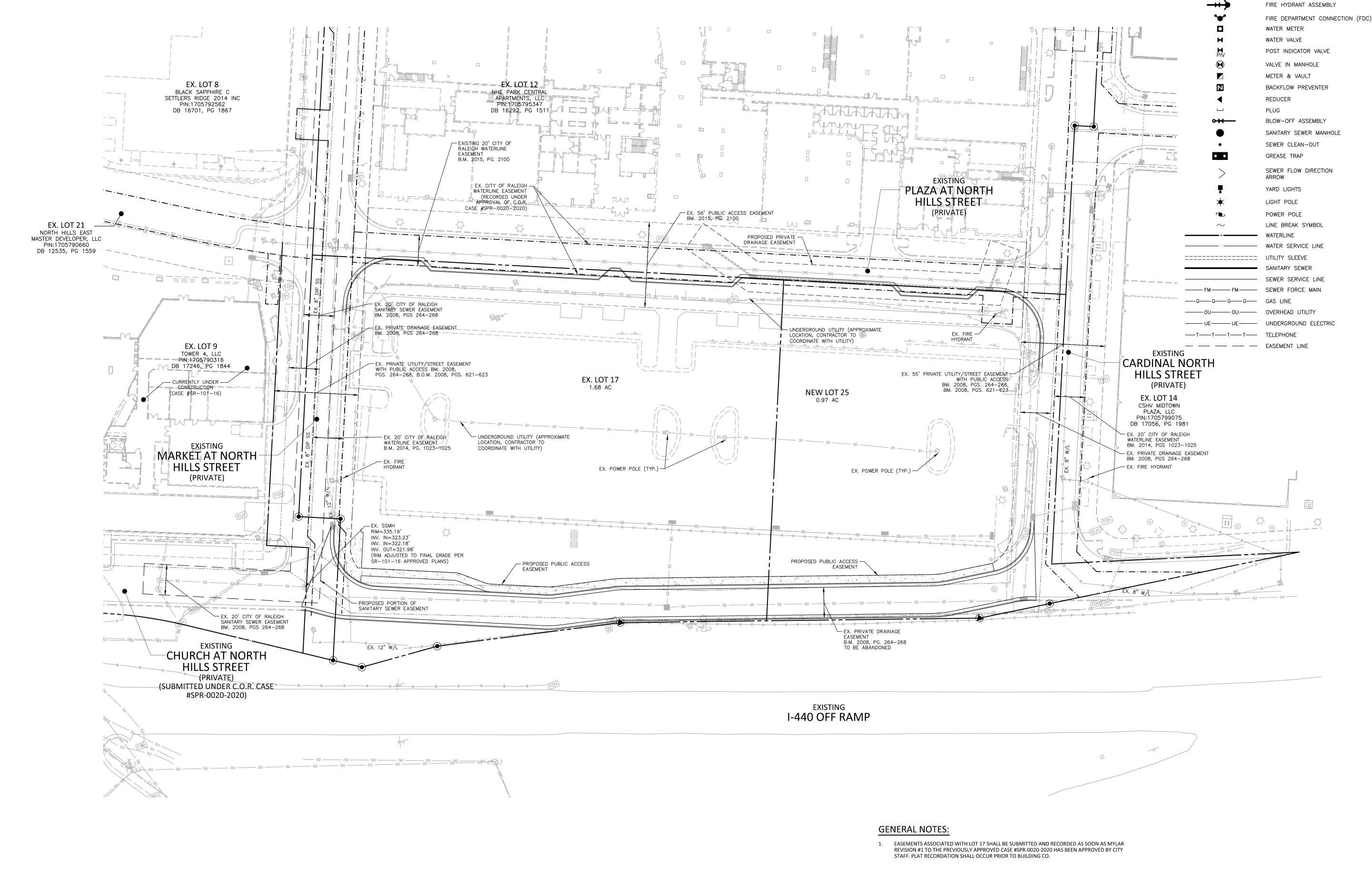
SPECIFICATIONS AND DETAILS.

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION









SPECIFICATIONS AND DETAILS.

# ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS,

SEE SHEET CO.00 FOR ALL PROJECT NOTES.

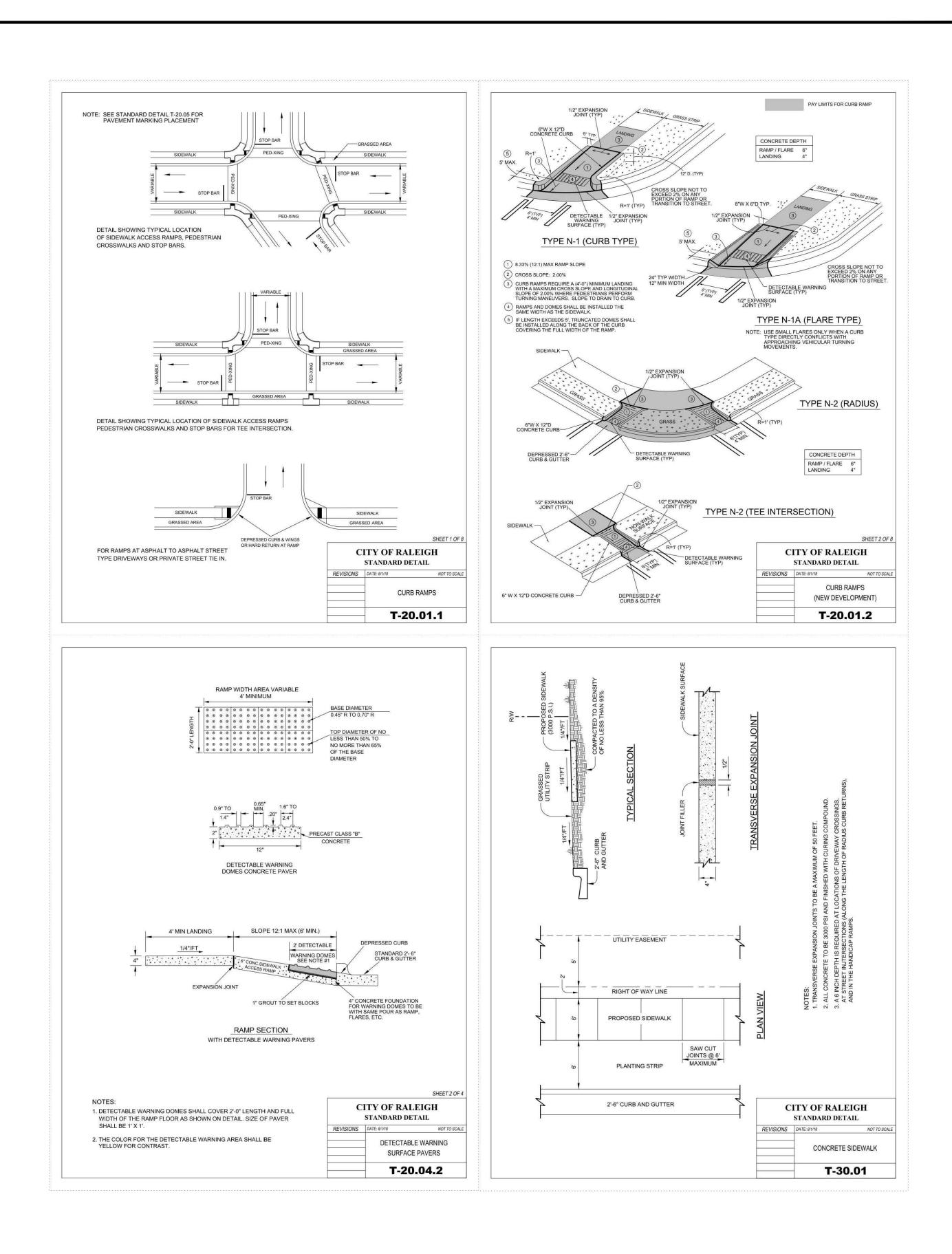
UTILITY LEGEND

phone 919. 361. 5000 fax 919. 361. 2269 license number: C-0293 www.mcadamsco.com CLIENT KANE REALTY CORPORATION 4321 LASSITER AT NORTH HILLS AVENUE SUITE 250 RALEIGH, NORTH CAROLINA 27609 **REALTY CORPORATION** ĹШ. ш K Η  $\bigcirc$ Δ Ζ M 4 NORTH H. PRELIMINA 4006 MARKE<sup>-</sup> RALEIGH REVISIONS NO. DATE 1 03. 13. 2023. RESPONSE TO 1ST PSP COMMENTS 1 05. 19. 2023 RESPONSE TO 2ND PSP COMMENTS **PLAN INFORMATION** PROJECT NO. KAN-21004 FILENAME KAN21004-SUB-U1 CHECKED BY AP DRAWN BY JCS SCALE 1"=30' DATE 11. 30. 2020 SHEET **UTILITY PLAN** C4.00

**MCADAMS** 

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





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

> phone 919. 361. 5000 fax 919. 361. 2269 license number: C-0293

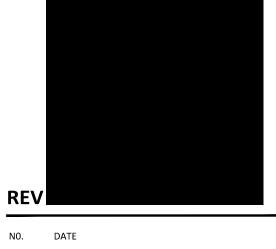
www.mcadamsco.com

# CLIENT

KANE REALTY CORPORATION 4321 LASSITER AT NORTH HILLS AVENUE SUITE 250 RALEIGH, NORTH CAROLINA 27609





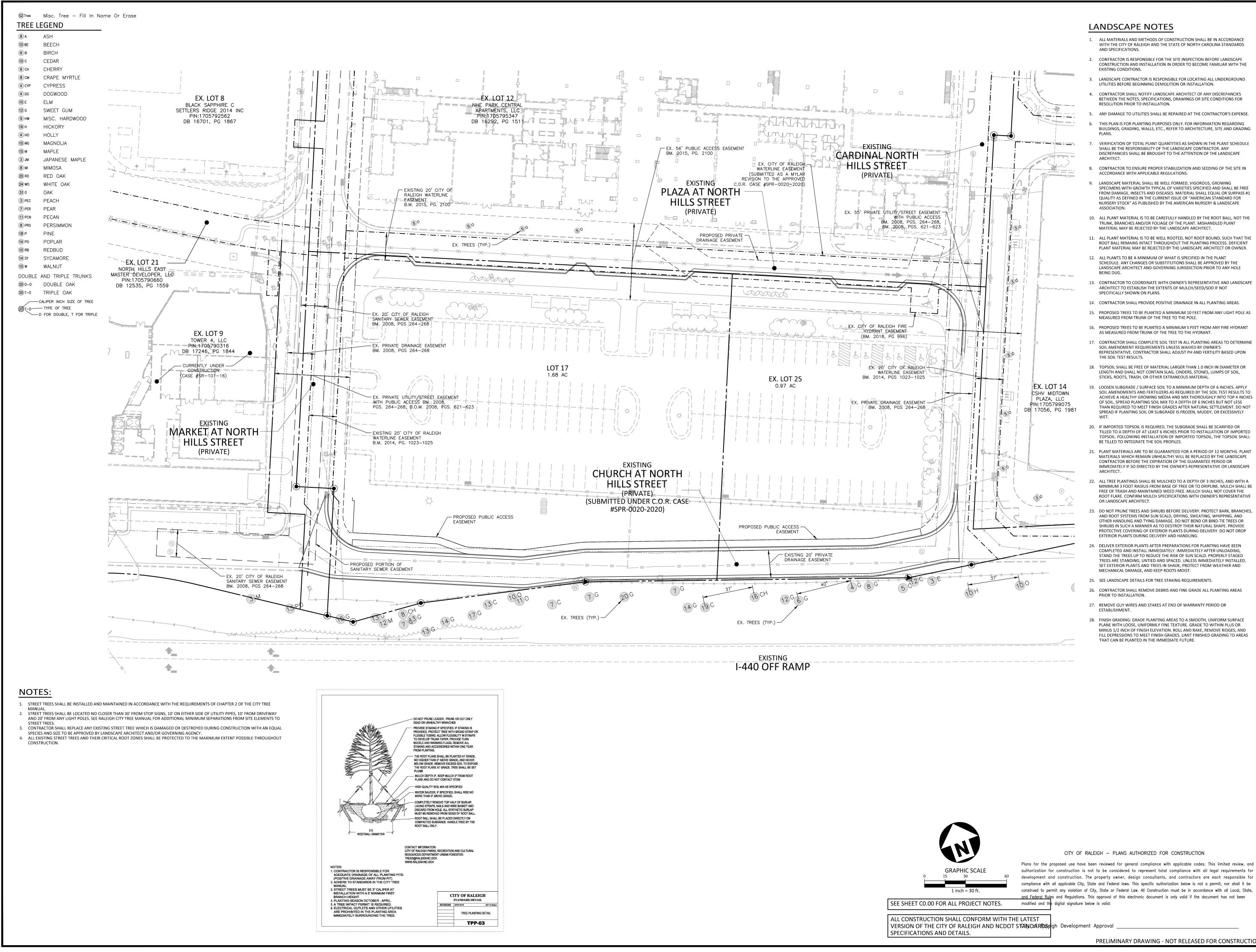


1 03. 13. 2023. RESPONSE TO 1ST PSP COMMENTS 1 05. 19. 2023 RESPONSE TO 2ND PSP COMMENTS

# PLAN INFORMATION

| SITE DETAILS |                     |  |  |  |  |
|--------------|---------------------|--|--|--|--|
| SHEET        |                     |  |  |  |  |
| DATE         | 11. 30. 2020        |  |  |  |  |
| SCALE        | N.T.S.              |  |  |  |  |
| DRAWN BY     | JCS                 |  |  |  |  |
| CHECKED BY   | AP                  |  |  |  |  |
| FILENAME     | KAN19030-PRE SUB-D1 |  |  |  |  |
| PROJECT NO.  | KAN-21004           |  |  |  |  |
|              |                     |  |  |  |  |





# LANDSCAPE NOTES

PLANS.

- 1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- 2. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION. 4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES
- BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR **RESOLUTION PRIOR TO INSTALLATION.**
- ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING
- VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- 10. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
- 11. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- 12. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
- 13. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS
- 14. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS. 15. PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS
- MEASURED FROM TRUNK OF THE TREE TO THE POLE.
- 16. PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
- 17. CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
- 18. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEOUS MATERIAL.
- 19. LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES, APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY
- 20. IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
- 21. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT
- 22 ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINF. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE, MULCH SHALL NOT COVER THE ROOT FLARE, CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- 23. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
- DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
- 25. SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
- 26. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
- 27. REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
- 28. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE. UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH FLEVATION BOLL AND BAKE REMOVE RIDGES AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.



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

> phone 919. 361. 5000 fax 919. 361. 2269 license number: C-0293

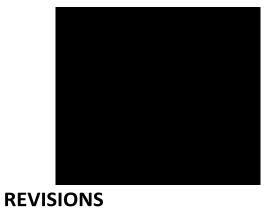
> www.mcadamsco.com

## CLIENT

KANE REALTY CORPORATION 4321 LASSITER AT NORTH HILLS AVENUE SUITE 250 RALEIGH, NORTH CAROLINA 27609







NO. DATE

1 03. 13. 2023. RESPONSE TO 1ST PSP COMMENTS 1 05. 19. 2023 RESPONSE TO 2ND PSP COMMENTS

# PLAN INFORMATION

| SHEET       |                   |
|-------------|-------------------|
| DATE        | 11. 30. 2020      |
| SCALE       | 1"=30'            |
| DRAWN BY    | CGH               |
| CHECKED BY  | AP                |
| FILENAME    | KAN-21004-SUB-LS1 |
| PROJECT NO. | KAN-21004         |

# LANDSCAPE PLAN

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION