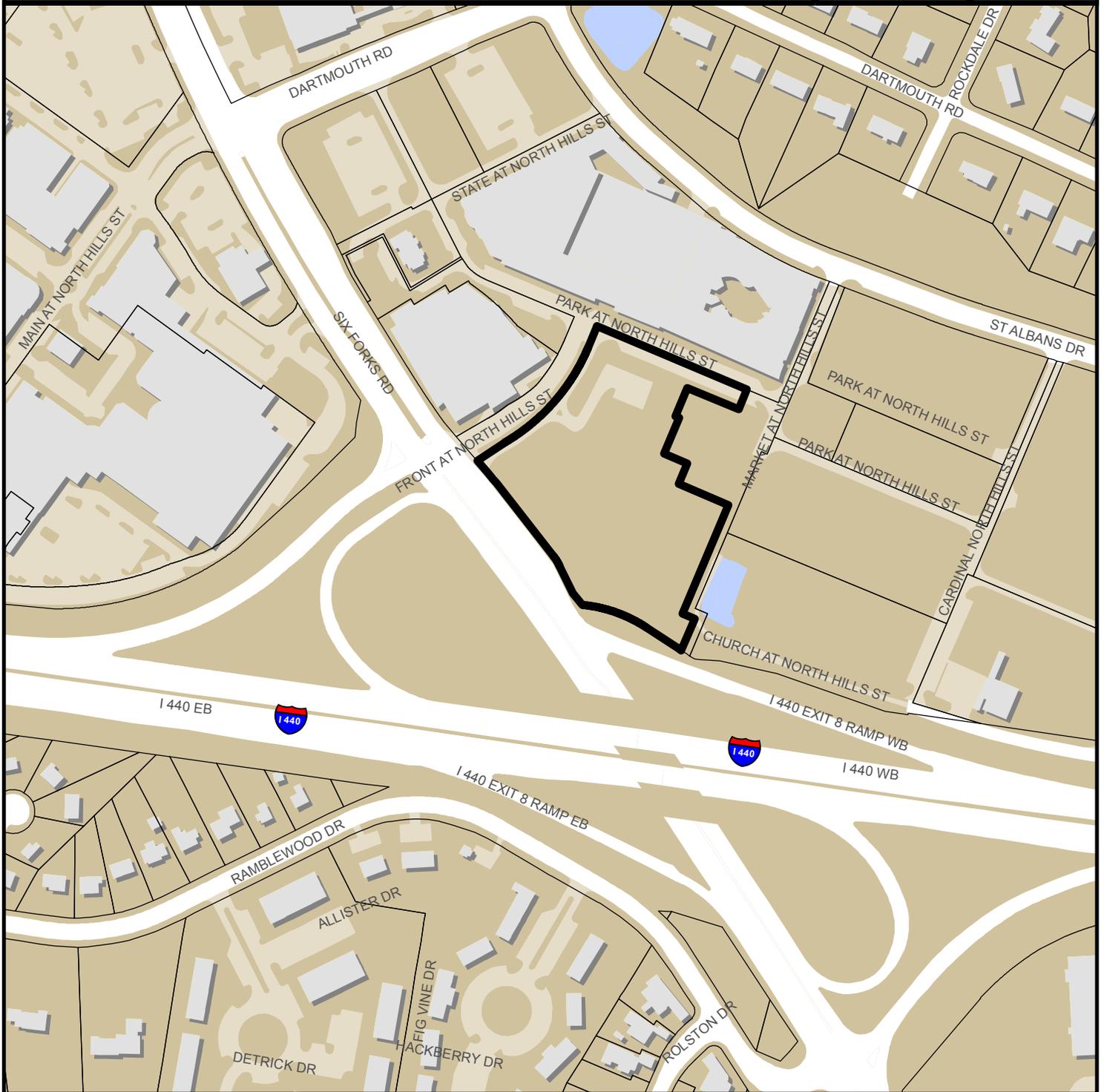


NORTH HILLS EAST TRACT D

SR-101-2016



0 300 600 Feet

Zoning: **PD**
CAC: **Midtown**
Drainage Basin: **Crabtree Creek**
Acreage: **4.18**
Units/ Square
feet: **500 / 735,665**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Kane Realty Corp.**
Phone: **919-369-4096**



Administrative Site Review Application (for UDO Districts only)



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

BUILDING TYPE		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input checked="" type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number <i>497379</i> Assigned Project Coordinator Assigned Team Leader <i>R. Miller</i>
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #		
GENERAL INFORMATION		
Development Name North Hills East - Tract D, NHE Tower 4 LLC		
Zoning District North Hills East PD	Overlay District (if applicable) N/A	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use Residential, hotel, retail and office		
Property Address(es) 4200 Six Forks		Major Street Locator: Six Forks Road
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. 1705790436	P.I.N.	P.I.N.
What is your project type? <input type="checkbox"/> Apartment <input checked="" type="checkbox"/> Mixed Residential <input type="checkbox"/> Duplex <input type="checkbox"/> Other: If other, please describe: _____		
<input type="checkbox"/> Elderly Facilities <input type="checkbox"/> School <input type="checkbox"/> Religious Institutions		
<input type="checkbox"/> Hospitals <input type="checkbox"/> Shopping Center <input type="checkbox"/> Residential Condo		
<input checked="" type="checkbox"/> Hotels/Motels <input type="checkbox"/> Banks <input checked="" type="checkbox"/> Retail		
<input checked="" type="checkbox"/> Office <input type="checkbox"/> Industrial Building <input type="checkbox"/> Cottage Court		
WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. The proposed development includes the construction of a residential/hotel tower, an office/retail tower and the parking deck associated with the two towers.	
DESIGN ADJUSTMENT OR ADMIN ALTERNATE	Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE N/A	
CLIENT/DEVELOPER/OWNER	Company Kane Realty Corporation	Name (s) David Parker
	Address 4321 Lassiter at North Hills Avenue, Suite 250, Raleigh, NC	
	Phone 919-833-7755	Email dparker@kanerealtycorp.com Fax 919-833-2473
CONSULTANT (Contact Person for Plans)	Company McAdams	Name (s) Rick Slater
	Address 2905 Meridian Parkway, Durham, NC 27713	
	Phone 919-361-5000	Email slater@mcadamsco.com Fax

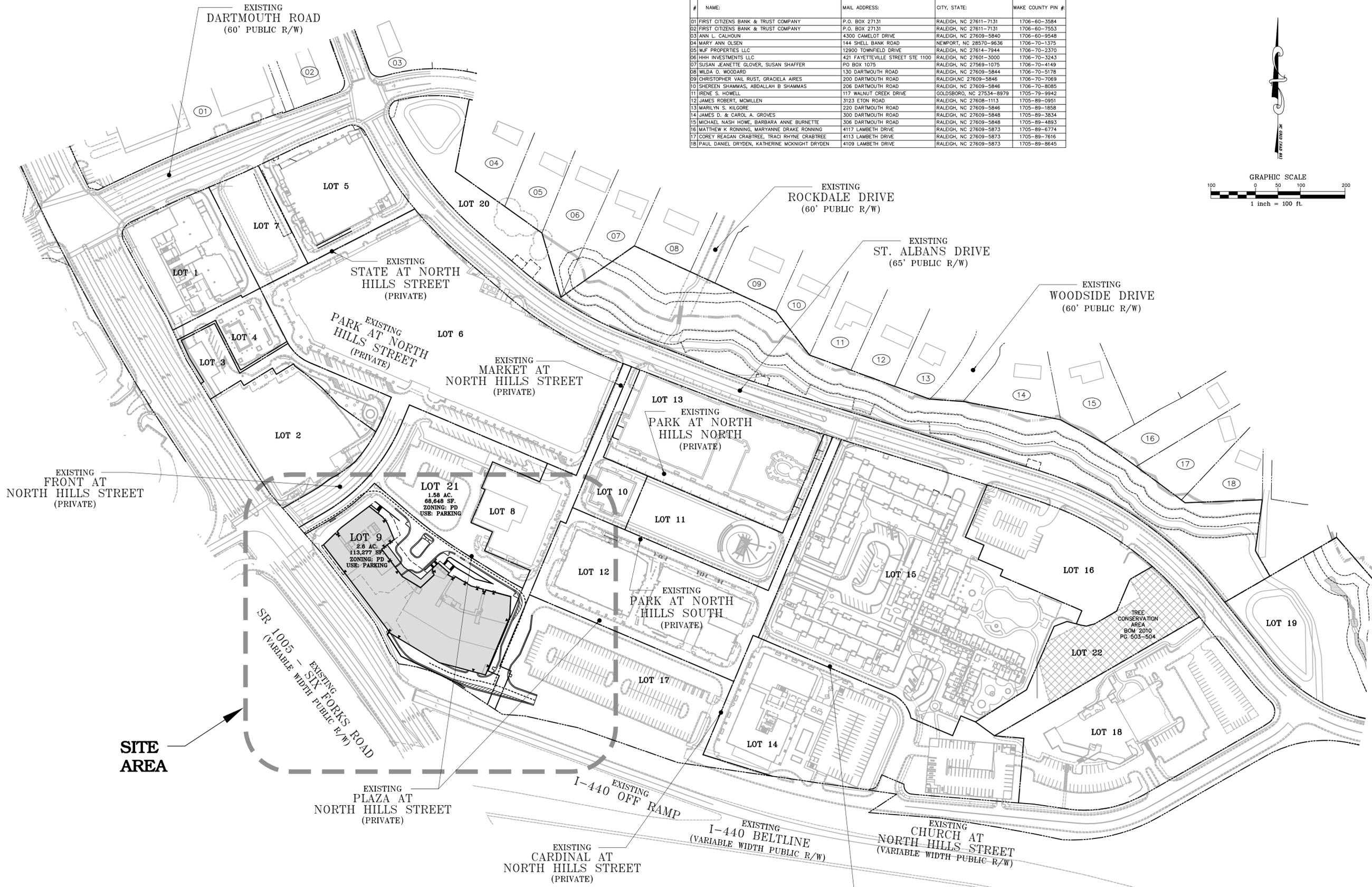
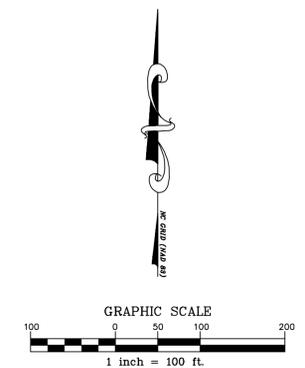
5-40-00
 4.18 acres N.Hills P.D. Drainage-Cabtree Midtown
 CAC, NO overlay

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) North Hills East PD	Proposed building use(s) Residential, Hotel, Retail and Office
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross N/A
Overlay District N/A	Proposed Building(s) sq. ft. gross 735,665
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 4.18 Ac.	Total sq. ft. gross (existing & proposed) 735,665
Off street parking: Required 971 Provided 1046	Proposed height of building(s) 250.35 (office), 381.6' (res)
COA (Certificate of Appropriateness) case # N/A	# of stories 20 (office), 31 (res)
BOA (Board of Adjustment) case # A- N/A	Ceiling height of 1 st Floor 17'
CUD (Conditional Use District) case # Z- N/A	
Stormwater Information	
Existing Impervious Surface 2.69 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 3.50 acres/square feet	If Yes, please provide:
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #
FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units 300	5. Bedroom Units: 1br 226 2br 74 3br N/A 4br or more N/A
2. Total # Of Congregate Care Or Life Care Dwelling Units N/A	6. Infill Development 2.2.7 N/A
3. Total Number of Hotel Units 198	7. Open Space (only) or Amenity 35,199 SF Open Space
4. Overall Total # Of Dwelling Units (1-6 Above) 500	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
SIGNATURE BLOCK (Applicable to all developments)	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.	
I hereby designate <u>Rick Slater</u> to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.	
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.	
Signed <u></u>	Date <u>12.5.16</u>
Printed Name <u>DAVID P. PARKER</u>	
Signed _____	Date _____
Printed Name _____	

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
General Requirements	YES	N/A	YES	NO	N/A
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh <i>\$ 1870</i>	<input checked="" type="checkbox"/>		✓		
2. Administrative Site Review Application completed and signed by the property owner(s)	<input checked="" type="checkbox"/>		✓		
3. Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet	<input checked="" type="checkbox"/>		✓		
4. I have referenced the Administrative Site Review Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>				
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: Includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	<input checked="" type="checkbox"/>		✓		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading Plan	<input checked="" type="checkbox"/>		✓		
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓		
f) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Tree Conservation Plan – For secondary Tree Conservation Areas, include two copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina register forester. If not required, provide City Code section on front cover. <i>3 Approved preliminary</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓	✓
h) Proposed Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
j) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals – include all revision dates</u>	<input checked="" type="checkbox"/>		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD or flash drive with the plan name, case file number, and indicate the review cycle #.	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
12. If applicable, zoning conditions adhered to the plan cover sheet	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓

ADJACENT PROPERTY OWNERS

#	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
04	MARY ANN OLSEN	144 SHELL BANK ROAD	NEWPORT, NC 28570-9636	1706-70-1375
05	WAF PROPERTIES LLC	12900 TOWNFIELD DRIVE	RALEIGH, NC 27614-7944	1706-70-2370
06	HHH INVESTMENTS LLC	421 FAYETTEVILLE STREET STE 1100	RALEIGH, NC 27601-3000	1706-70-3243
07	SUSAN JEANETTE GLOVER, SUSAN SHAFFER	PO BOX 1075	RALEIGH, NC 27569-1075	1706-70-4149
08	WILDA O. WOODARD	130 DARTMOUTH ROAD	RALEIGH, NC 27609-5844	1706-70-5178
09	CHRISTOPHER VAIL RUST, GRACIELA AIRES	200 DARTMOUTH ROAD	RALEIGH, NC 27609-5846	1706-70-7069
10	SHEREEN SHAMMAS, ABDALLAH B SHAMMAS	206 DARTMOUTH ROAD	RALEIGH, NC 27609-5846	1706-70-8085
11	IRENE S. HOWELL	117 WALNUT CREEK DRIVE	GOLDSBORO, NC 27534-8979	1705-79-9942
12	JAMES ROBERT MCMLLEN	3123 ETON ROAD	RALEIGH, NC 27608-7113	1705-89-0951
13	MARILYN S. KILGORE	220 DARTMOUTH ROAD	RALEIGH, NC 27609-5846	1705-89-1858
14	JAMES D. & CAROL A. GROVES	300 DARTMOUTH ROAD	RALEIGH, NC 27609-5848	1705-89-3834
15	MICHAEL NASH HOWE, BARBARA ANNE BURNETTE	306 DARTMOUTH ROAD	RALEIGH, NC 27609-5848	1705-89-4893
16	MATTHEW K RONNING, MARYANNE DRAKE RONNING	4117 LAMBETH DRIVE	RALEIGH, NC 27609-5873	1705-89-6774
17	COREY REAGAN CRABTREE, TRACI RHYNE CRABTREE	4113 LAMBETH DRIVE	RALEIGH, NC 27609-5873	1705-89-7616
18	PAUL DANIEL DRYDEN, KATHERINE MCKNIGHT DRYDEN	4109 LAMBETH DRIVE	RALEIGH, NC 27609-5873	1705-89-8645



THE CONSTRUCTION INSPECTION OF PRIVATE STREETS WITHIN CLUSTER UNITS, CONDOMINIUMS, GROUP HOUSING, TOWNHOUSE DEVELOPMENTS AND MOBILE HOME PARKS SUBMITTED FOR CITY APPROVAL IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER. COPIES OF CERTIFIED INSPECTION REPORTS INVOLVING SUB GRADE/AGGREGATE BASE PROOF ROLLS, AGGREGATE BASE AND ASPHALT DENSITIES AND THICKNESS, AND OTHER PERTINENT INFORMATION MUST BE SUBMITTED TO THE CITY'S ENGINEERING INSPECTION MANAGER AT P.O. BOX 590, RALEIGH, NC 27602. CONTACT KENNETH RICHIE AT 919-996-2409 TO OBTAIN DETAILS OF THE ABOVE REQUIREMENTS.

LEGEND

----- FIRE APPARATUS ACCESS ROUTE

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

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THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
C-0285
(800) 733-5646 • mcadamsco.com



REVISIONS:

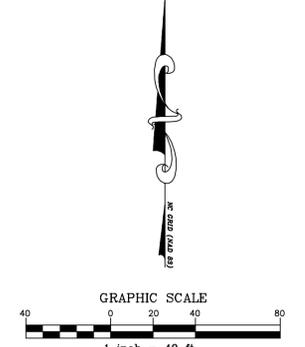
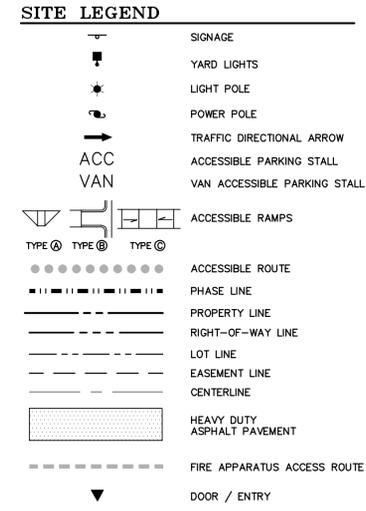
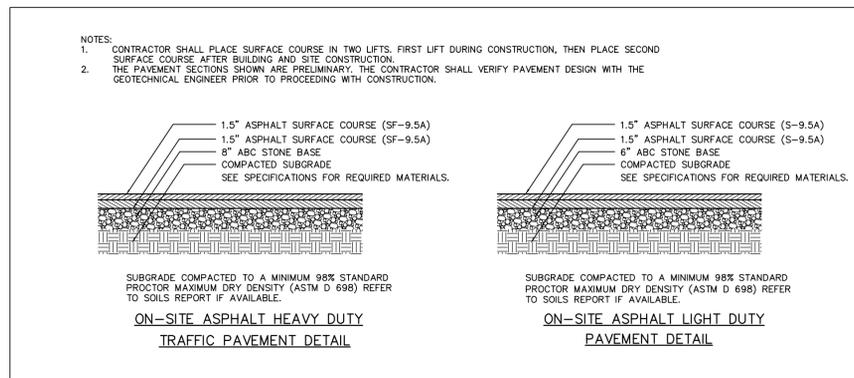
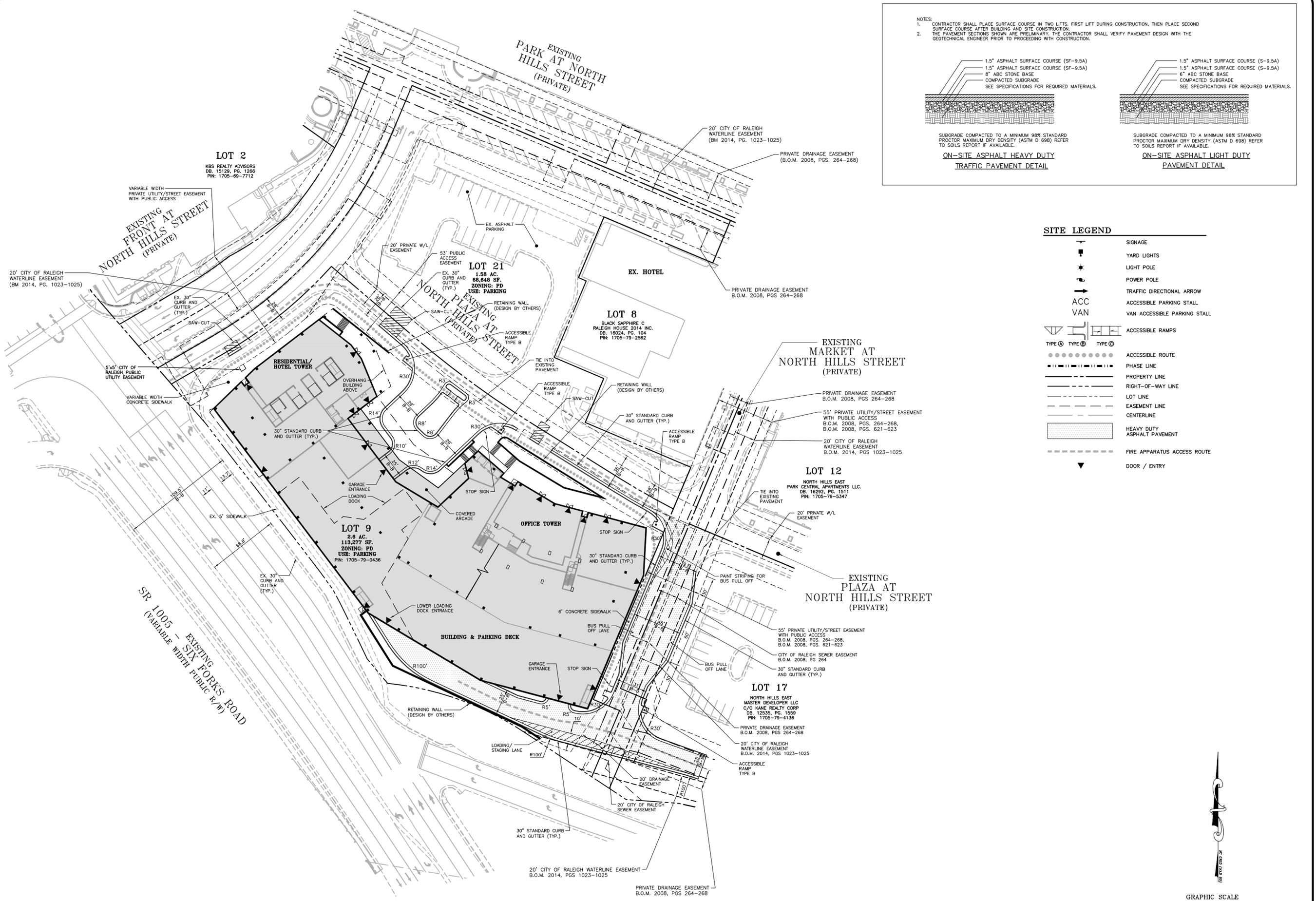
DEVELOPER:
KANE REALTY CORPORATION
4321 LASSITER
AT NORTH HILL AVE.
SUITE 250
RALEIGH, NC 27609

NORTH HILLS EAST - TRACT D
ADMINISTRATIVE SITE REVIEW
RALEIGH, NORTH CAROLINA
OVERALL SITE PLAN

PROJECT NO.	KAN-16050
FILENAME	KAN16050-SITE-OAS1
CHECKED BY:	RSS
DRAWN BY:	RAD
SCALE:	1"=100'
DATE:	12-08-2016
SHEET NO.	C-4



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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

THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
New York, New York C-0283
(800) 733-5646 • mcadamsco.com

MCADAMS

REVISIONS:

DEVELOPER:
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4321 LASSITER
AT NORTH HILL AVE.
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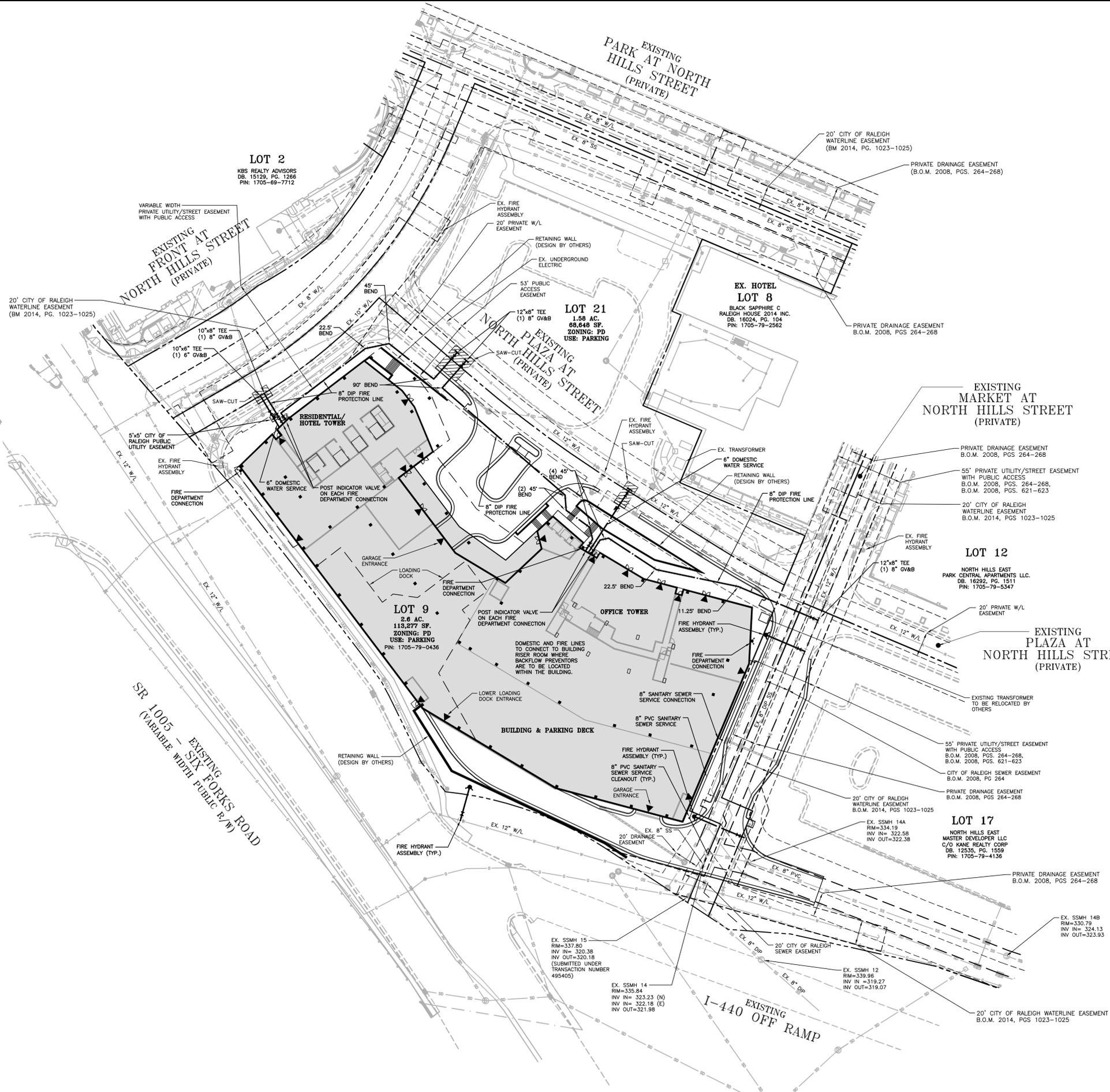
NORTH HILLS EAST - TRACT D
ADMINISTRATIVE SITE REVIEW
RALEIGH, NORTH CAROLINA

SITE PLAN

PROJECT NO: KAN-16050
FILENAME: KAN16050-SI
CHECKED BY: RSS
DRAWN BY: RAD
SCALE: 1"=40'
DATE: 12-08-2016
SHEET NO: C-5

MCADAMS

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UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER VALVE
- POST INDICATOR VALVE
- METER & VAULT
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE

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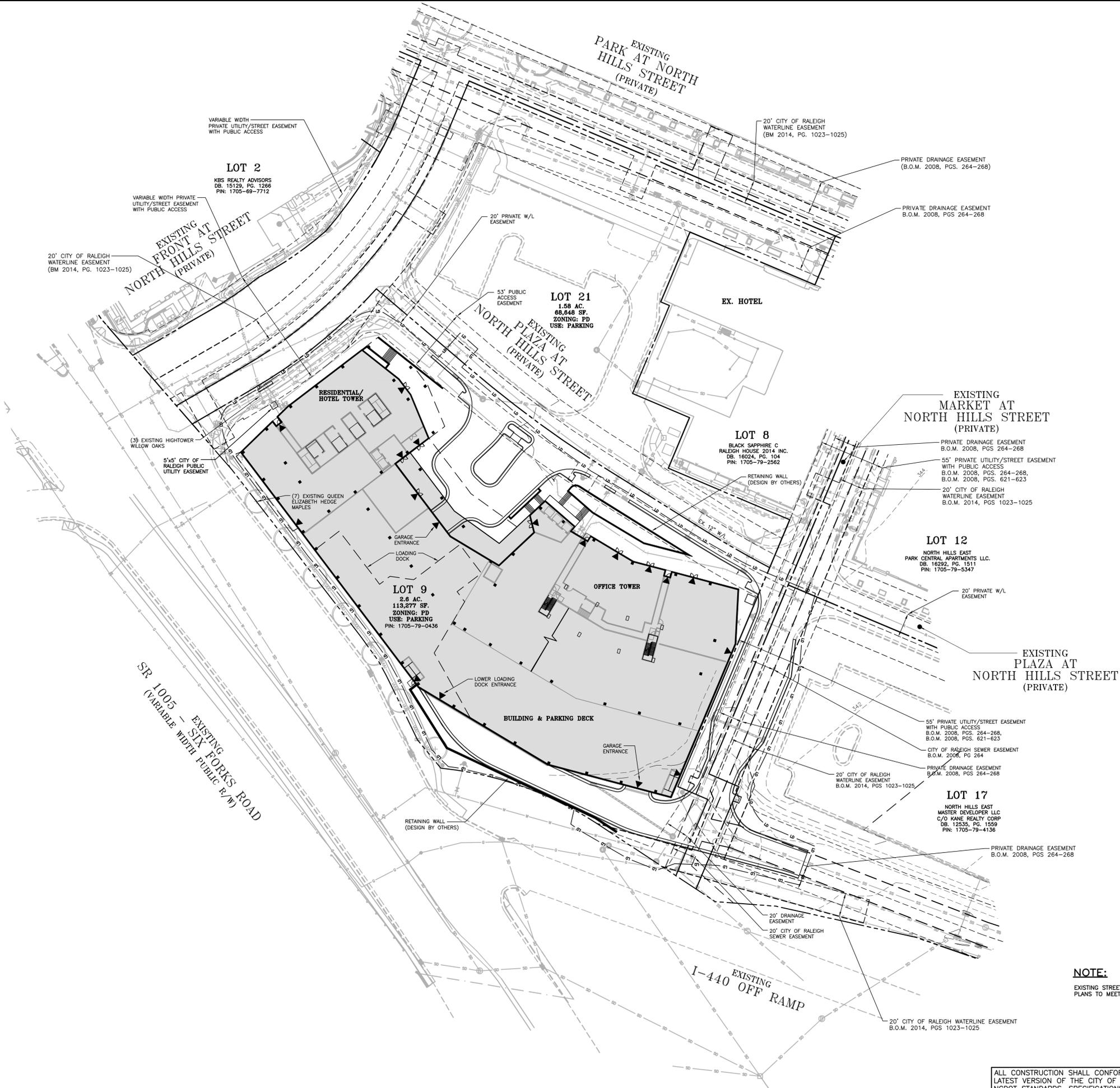
**NORTH HILLS EAST - TRACT D
ADMINISTRATIVE SITE REVIEW**
RALEIGH, NORTH CAROLINA
UTILITY PLAN

PROJECT NO.	KAN-16050
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CHECKED BY:	RSS
DRAWN BY:	RAD
SCALE:	1" = 40'
DATE:	12-08-2016
SHEET NO.	C-7

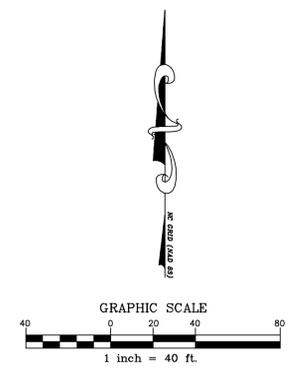


ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS. PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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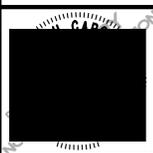


NOTE:
EXISTING STREET TREES PER PREVIOUSLY APPROVED PLANS TO MEET LANDSCAPE REQUIREMENTS.



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

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REVISIONS:

NO.	DESCRIPTION

DEVELOPER:
KANE REALTY CORPORATION
4321 LASSITER
AT NORTH HILL AVE.
SUITE 250
RALEIGH, NC 27609

NORTH HILLS EAST - TRACT D

ADMINISTRATIVE SITE REVIEW

RALEIGH, NORTH CAROLINA

LANDSCAPE PLAN

PROJECT NO.	KAN-16050
FILENAME	KAN16050-SITE-LS1
CHECKED BY:	ARP
DRAWN BY:	RAD
SCALE:	1"=40'
DATE:	12-08-2016
SHEET NO.	LS-1

