

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____	Planner (print): _____
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Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier:	Tier Two Site Plan	Tier Three Site Plan	
	Building Type		Site Transaction History
	Detached	General	Subdivision case #: _____
	Attached	Mixed use	Scoping/sketch plan case #: _____
	Apartment	Open lot	Certificate of Appropriateness #: _____
	Townhouse	Civic	Board of Adjustment #: _____
			Zoning Case #: _____
			Administrative Alternate #: _____
GENERAL INFORMATION			
Development name:			
Inside City limits? Yes No			
Property address(es):			
Site P.I.N.(s):			
Please describe the scope of work. Include any additions, expansions, and change of use.			
Current Property Owner/Developer Contact Name:			
NOTE: please attach purchase agreement when submitting this form.			
Company:			Title:
Address:			
Phone #:		Email:	
Applicant Name:			
Company:		Address:	
Phone #:		Email:	

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each):	Existing gross floor area (not to be demolished):
	Existing gross floor area to be demolished:
Gross site acreage:	New gross floor area:
# of parking spaces required:	Total sf gross (to remain and new):
# of parking spaces proposed:	Proposed # of buildings:
Overlay District (if applicable):	Proposed # of stories for each:
Existing use (UDO 6.1.4):	
Proposed use (UDO 6.1.4):	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Is this a flood hazard area? Yes No If yes, please provide: _____ Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
Neuse River Buffer Yes No	Wetlands Yes No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br 2br 3br	4br or more
# of lots:	Is your project a cottage court? Yes No

SIGNATURE BLOCK	
<p>The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>I, _____ will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.</p> <p>I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.</p>	
Signature:	Date:
Printed Name:	

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Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8, as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan Tier Three Site Plan

Building Type	Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic

GENERAL INFORMATION

Development name: Multi-Family Tower
 Inside City limits? Yes No
 Property address(es): 1727 South Saunders Street
 Site P.I.N.(s): 1703402443, 1703402539, 1703402735, 1703404666
 Please describe the scope of work. Include any additions, expansions, and change of use.
 Multi-Family Tower with Retail.

Current Property Owner/Developer Contact Name:
NOTE: please attach purchase agreement when submitting this form.
 Company: MK South III LLC Title: Steve Malik, Managing Member
 Address: c/o Kane Realty, 4321 Lassiter at North Hills Ave, Raleigh, NC 27609
 Phone #: 919-719-3573 Email: lhobbs@kanerealtycorp.com
 Applicant Name: Gray Harrell, Assistant Project Manager
 Company: McAdams Address: One Glenwood Ave., Suite 201, Raleigh, NC 27603
 Phone #: 919.287.0728 Email: harrell@mcadamsco.com

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DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-40-UL-CU	Existing gross floor area (not to be demolished): 0 sf
Gross site acreage: 2.60 ac	Existing gross floor area to be demolished: 20,324 sf
# of parking spaces required: N/A - TC11-21	New gross floor area: 664,173 sf
# of parking spaces proposed: 453	Total sf gross (to remain and new): 664,173 sf
Overlay District (if applicable): n/a	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Warehouse/Vacant	Proposed # of stories for each: 2a
Proposed use (UDO 6.1.4): Mixed Use (multi-family & Retail)	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.76 Square Feet: 33,106	Proposed Impervious Surface: Acres: 2.60 Square Feet: 113,256
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: n/a	
Alluvial soils: n/a	
Flood study: n/a	
FEMA Map Panel #: n/a	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 370	Total # of hotel units: 0
# of bedroom units: 1br 275 2br 86 3br 9	4br or more 0
# of lots: 2	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

SIGNATURE BLOCK

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.
 I, Gray Harrell, will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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. I acknowledge that this application is subject to the filing calendar and submit policy, which states applications will expire after 180 days of inactivity.
 Signature: [Signature] Date: 6/2/22
 Printed Name: Steve Malik, Managing Member

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NOTES

- THE MINIMUM CORNER CLEARANCE FOR A DRIVEWAY FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 30 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRUCH ON THIS MINIMUM CORNER CLEARANCE. RSDM SECTION 6.5.2.D.
- WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERNING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

SOLID WASTE INSPECTION STATEMENT:

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY PRIVATE SERVICES. THE CITY OF RALEIGH SOLID WASTE SERVICES (SWS) WILL NOT SERVICE THIS DESIGN.

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.



Know what's below. Call before you dig.

MULTI-FAMILY TOWER

1727 SOUTH SAUNDERS STREET
 RALEIGH, NORTH CAROLINA, 27607
ADMINISTRATIVE SITE REVIEW
 CITY OF RALEIGH CASE # ASR-0049-2022
 PROJECT NUMBER: KAN22004
 DATE: JUNE 3, 2022
 REVISED: AUGUST 31, 2022

SHEET INDEX

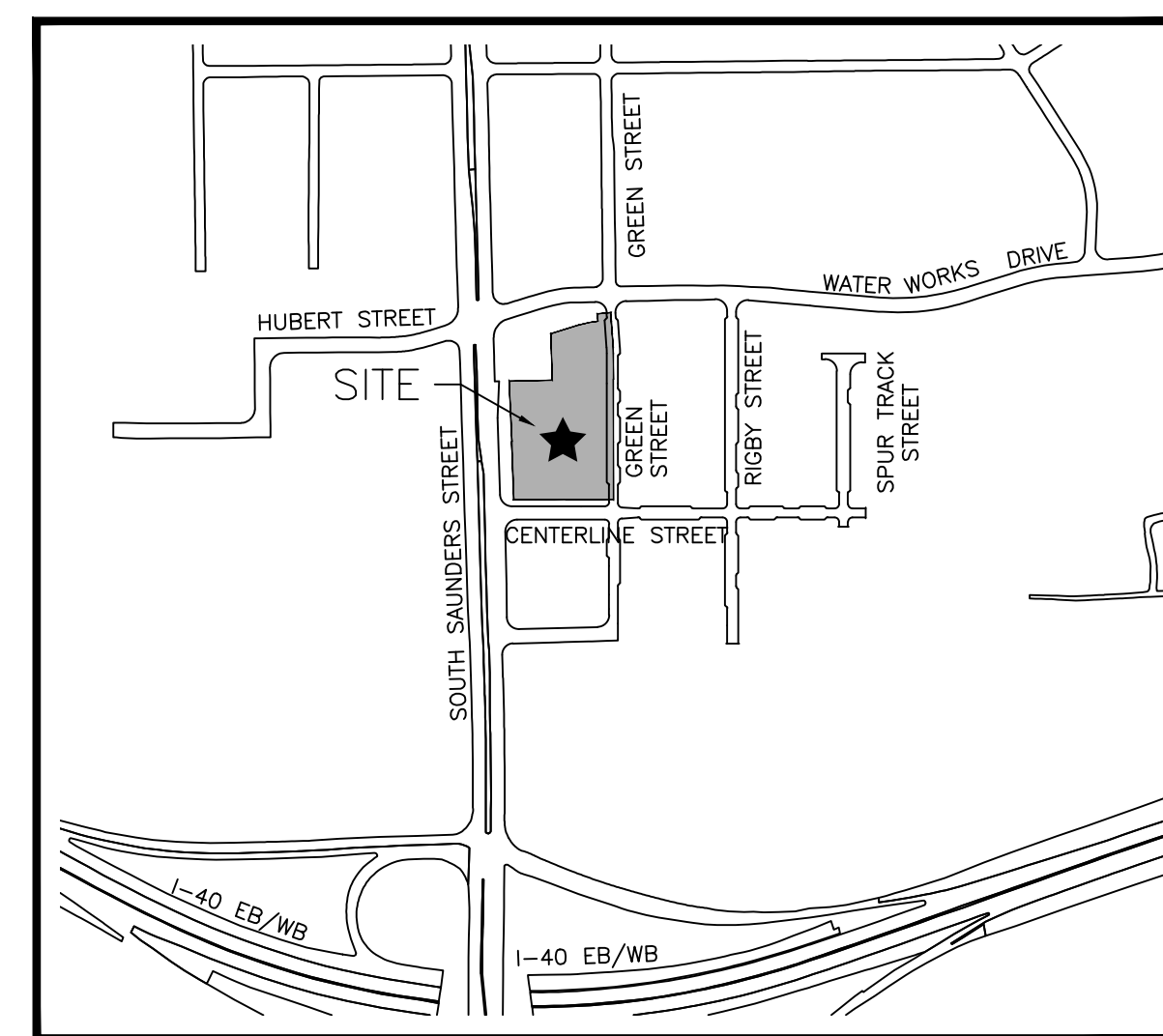
C0.00	ZONING CONDITIONS
2-3	ALTA/NSPS & TOPOGRAPHIC SURVEY
3-3	ALTA/NSPS & TOPOGRAPHIC SURVEY
C0.01	PROJECT NOTES
C0.02	TIA TRIP GENERATION
C1.00	EXISTING CONDITIONS & DEMOLITION PLAN
C1.01	OVERALL LOT & PHASING PLAN
C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN
C3.00	OVERALL GRADING AND STORM DRAINAGE PLAN
C3.01	GRADING AND STORM DRAINAGE PLAN
C3.02	AVERAGE GRADE PLAN
C4.00	UTILITY PLAN
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	SITE DETAILS
C8.03	STORM DRAINAGE DETAILS
C8.04	WATER DETAILS
C8.05	WATER DETAILS
C8.06	SEWER DETAILS
C9.00	STORMWATER SITE OVERVIEW
C9.01	STORMWATER CONTROL MEASURE 'B' PLAN VIEW
C9.02	POST DEVELOPMENT DRAINAGE AREA MAP
L2.00	TREE CONSERVATION PLAN (FOR REFERENCE ONLY - APPROVED UNDER SUB-0008-2021)
L6.00	LIGHTING PLAN
L7.00	PLANTING PLAN
L7.90	PLANTING & SOILS DETAILS

SITE DATA

SITE ADDRESS:	1727 SOUTH SAUNDERS STREET RALEIGH, NORTH CAROLINA, 27607		
PARCEL PIN NUMBER:	1703402539		
EXISTING ZONING:	CX-40-UL-CU (REZONING CASE RZ-13-20)		
OVERLAY DISTRICT:	NONE		
WATERSHED:	WALNUT CREEK		
FLOODPLAIN/FIRM PANEL:	N/A		
SITE AREA:	GROSS SITE AREA:	2.60 ACRES, 113,256 SF	
	RIGHT-OF-WAY DEDICATION:	0.00 ACRES	
	NET SITE AREA:	2.60 ACRES, 113,256 SF	
BUILDING GSF BREAKDOWN:	RETAIL:	15,561 SF	
	PARKING/CIRCULATION:	265,804 SF	
	AMENITY SPACE:	40,716 SF	
	BOH/SERVICE:	19,921 SF	
	RESIDENTIAL:	322,171 SF	
	TOTAL GSF:	664,173 SF	
AMENITY AREA:	REQUIRED:	0.26 ACRES, 11,326 SF	
	PROVIDED:	0.26 ACRES, 11,326 SF	
TREE CONSERVATION	TREE CONSERVATION AREA REQUIREMENTS MET FOR SITE THROUGH PRELIMINARY SUBDIVISION SUBMITTAL CASE #: SUB-0008-2021		
PARKING SUMMARY	LOTS 8 AND 9		
REQUIRED PARKING (MAX):	1-BR/STUDIO (275 UNITS)	413 SPACES (1.50 PER UNIT MAX)	
	2-BR (86 UNITS)	194 SPACES (2.25 PER UNIT MAX)	
	3-BR (9 UNITS)	27 SPACES (3.00 PER UNIT MAX)	
	RETAIL (15,561 SF)	355 SPACES (1 PER 100 SF MAX)	
	TOTAL	789 SPACES	
REQUIRED PARKING (MAX):	PROVIDED PARKING:	789 SPACES	
		453 SPACES	
ACCESSIBLE PARKING:	REQUIRED:	9 SPACES (2 OF WHICH MUST BE VAN ACCESSIBLE)	
	PROVIDED:	25 SPACES (4 OF WHICH ARE VAN ACCESSIBLE)	
BICYCLE PARKING	LOTS 8 AND 9		
	RETAIL	4 SHORT-TERM (1.0 PER 5000 SF, MIN. 4) 0 LONG-TERM (NOT REQUIRED)	
	AMENITY SPACE	9 SHORT-TERM (1.0 PER 5000 SF, MIN. 4) 0 LONG-TERM (NOT REQUIRED)	
	PARKING/CIRCULATION	N/A	
	BOH/SERVICE	N/A	
	RESIDENTIAL - 370 UNITS TOTAL	19 SHORT-TERM (1.0 PER 20 UNITS, MIN. 4) 53 LONG-TERM (1 SPACE PER 7 BR)	
	TOTAL REQUIRED:	32 SHORT-TERM, 53 LONG-TERM	
	TOTAL PROVIDED:	32 SHORT-TERM, 184 LONG-TERM	
BUILD-TO REQUIREMENTS	PRIMARY STREET BUILD-TO (MIN/MAX)	0'/20'	
	BLDG. WIDTH IN PRIMARY BUILD-TO (MIN)	50%	
	SIDE STREET BUILD-TO (MIN/MAX)	0'/20'	
	BLDG. WIDTH IN SIDE BUILD-TO (MIN)	25%	
PROPOSED BUILD-TO	REQUIRED ALONG S. SAUNDERS STREET	159.6 LF OF 319.3 LF OF FRONTAGE (50%, 0'-20')	
	PROVIDED ALONG S. SAUNDERS STREET	268.0 LF OF 319.3 LF (83.9%)	
	REQUIRED ALONG CENTERLINE STREET	134.4 LF OF 268.7 LF OF FRONTAGE (50%, 0'-20')	
	PROVIDED ALONG CENTERLINE STREET	229.3 LF OF 268.7 LF (85.3%)	
BUILDING/STRUCTURE SETBACKS:	FROM PRIMARY STREET (MIN):	0' PER UDO SEC. 3.4.7	
	FROM SIDE STREET (MIN):	0' PER UDO SEC. 3.4.7	
	FROM SIDE LOT LINE (MIN):	0' OR 6'	
	FROM REAR LOT LINE (MIN):	0' OR 6'	
	FROM ALLEY (MIN):	5'	
PARKING SETBACKS:	FROM PRIMARY STREET (MIN):	10'	
	FROM SIDE STREET (MIN):	10'	
	FROM SIDE LOT LINE (MIN):	0' OR 3'	
	FROM REAR LOT LINE (MIN):	0' OR 3'	
	FROM ALLEY (MIN):	5'	
BUILDING HEIGHT:	MAXIMUM:	40 STORIES	
	PROVIDED:	24 STORIES	

IMPERVIOUS AREA TRACKING TABLE

	LOT 8	LOT 9
ACREAGE	0.58 AC.	2.02 AC.
MAX. IMPERVIOUS AREA	0.58 AC.	2.02 AC.



VICINITY MAP

1" = 500'



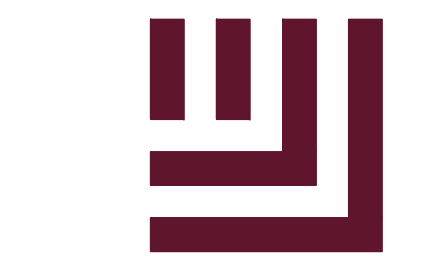
ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

ATTENTION CONTRACTORS

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

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

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



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

www.mcadamsco.com

CONTACT

Gray Harrell
 harrell@mcadamsco.com
 PHONE: 919. 287. 0728

CLIENT

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



PROJECT DIRECTORY

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

ARCHITECT
 CLINE DESIGN ASSOCIATES
 125 N HARRINGTON ST
 RALEIGH, NORTH CAROLINA 27603

REVISIONS

NO.	DATE	REVISION
1	08.31.2022	REVISED PER 1st COR COMMENTS

ADMINISTRATIVE SITE REVIEW FOR:

DOWNTOWN SOUTH DRAWING
 MULTI-FAMILY TOWER GRAVINGS
 RALEIGH, NORTH CAROLINA, 27603
 PROJECT NUMBER: KAN22004



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CLIENT



MULTI-FAMILY TOWER
ADMINISTRATIVE SITE REVIEW
1727 S SAUNDERS STREET
RALEIGH, NORTH CAROLINA, 27603

REVISIONS

NO.	DATE	REVISION
1	08.31.2022	REVISED PER 1st COR COMMENTS

PLAN INFORMATION

PROJECT NO. KAN22004
 FILENAME KAN22004-ASR-OAS2
 CHECKED BY CGH
 DRAWN BY CDR/CNS
 SCALE 1"=100'
 DATE 06.03.2022

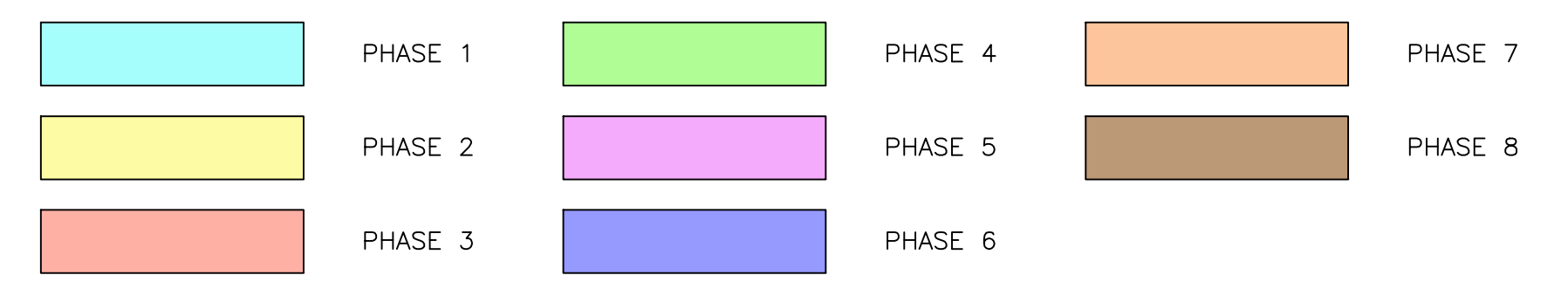
SHEET

OVERALL LOT AND PHASING PLAN

C1.01

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

PHASING LEGEND

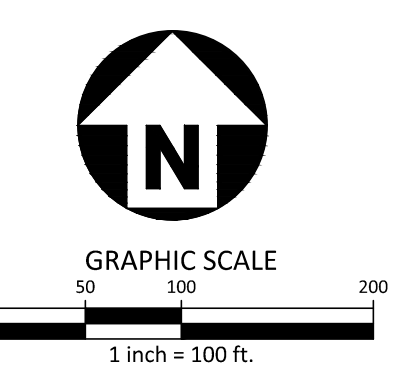


PHASING NOTES

- THE FOLLOWING LIST OF PUBLIC INFRASTRUCTURE IS REQUIRED TO SERVE PHASE 1:**
- CONSTRUCTION OF SOUTH SAUNDERS STREET IMPROVEMENTS AT THE PHASE 1 FRONTAGE ONLY. THE RIGHT-OF-WAY DEDICATION, SIDEWALK, BIKE PATH, AND STREET TREES SHALL BE INSTALLED IN THE FULL-BUILD-OUT LOCATION, BUT ONLY THE ROAD IMPROVEMENTS REQUIRED WITH PHASE 1 SHALL BE CONSTRUCTED IN PHASE 1.
 - CONSTRUCTION OF GREEN STREET AT THE PHASE 1 FRONTAGE ONLY.
 - PUBLIC WATER EXTENSION AND RECLAIMED WATER AT WATER WORKS STREET TO CONNECT TO THE EXISTING WATERLINE EAST OF SUMMIT AVENUE.
 - PUBLIC WATER EXTENSION AT GREEN STREET (WITHIN A UTILITY EASEMENT), RIGBY STREET, AND CENTERLINE STREET WITHIN PHASE 1 ONLY.
 - EXTENSION OF PUBLIC SEWER TO EXISTING SEWER INTERCEPTOR WITHIN THE CENTERLINE STREET RIGHT OF WAY TO THE EAST SIDE OF WALNUT CREEK. EXTENSION OF PUBLIC SEWER SOUTH ALONG GREEN STREET TO ANTHEM STREET, THEN EAST ALONG ANTHEM STREET, THEN SOUTH TO CONNECT TO THE EXISTING SEWER INTERCEPTOR ALONG WALNUT CREEK TO SERVE PHASE 1 AS SHOWN ON THIS PHASE 1 PLAN.
 - SCM 'C' TO SERVE PHASE 1 AND FUTURE PHASES 3 AND 8.
 - THE ROUNDABOUT AT RIGBY STREET AND WATER WORKS STREET. WATER WORKS TO BE IMPROVED ON PHASE 1 FRONTAGE ONLY.
 - S SAUNDERS STREET AT CENTERLINE STREET
 - CREATE NEW DIRECTIONAL CROSSOVER INTERSECTION (STREET 3 LIMITED TO LEFT-IN/RIGHT-IN/RIGHT-OUT)
 - PROVIDE A SINGLE SOUTHBOUND LEFT-TURN LANE ON S SAUNDERS STREET WITH APPROXIMATELY 250 FEET OF STORAGE
 - PROVIDE A NORTHBOUND U-TURN LANE ON S SAUNDERS STREET WITH APPROXIMATELY 100 FEET OF STORAGE
 - INSTALL A TRAFFIC SIGNAL WITH CROSSWALKS AND PEDESTRIAN SIGNAL HEADS
 - INSTALL SHARROWS IN BOTH THE NORTH AND SOUTH DIRECTION AT GREEN STREET FROM GILBERT STREET SOUTH TO WATER WORKS STREET.
 - COORDINATE WITH CITY STAFF TO INSTALL BIKE LANES IN BOTH THE EAST AND WEST DIRECTION ALONG WATER WORKS STREET FROM SOUTH SAUNDERS STREET TO FAYETTEVILLE STREET.
 - PEDESTRIAN LIGHTING WILL BE ADDED TO THE EXISTING GREENWAY TUNNEL UNDER SOUTH SAUNDERS STREET AT I-40 TO MEET CITY GREENWAY LIGHTING STANDARDS.
 - TRANSIT STOP WITH SHELTER WITHIN A 15'X20' TRANSIT EASEMENT ALONG SOUTH SAUNDERS STREET AND SOUTH OF WATER WORKS STREET
 - PHASE 1 IMPROVEMENTS ALONG S. SAUNDERS FRONTAGE TO INCLUDE ONLY SIDEWALK AND STREET TREES. EXISTING CURB AND GUTTER TO REMAIN.
- THE FOLLOWING LIST OF PUBLIC INFRASTRUCTURE IS REQUIRED TO SERVE PHASE 2:**
- SCM 'B' TO SERVE PHASE 2 AND PHASE 4.

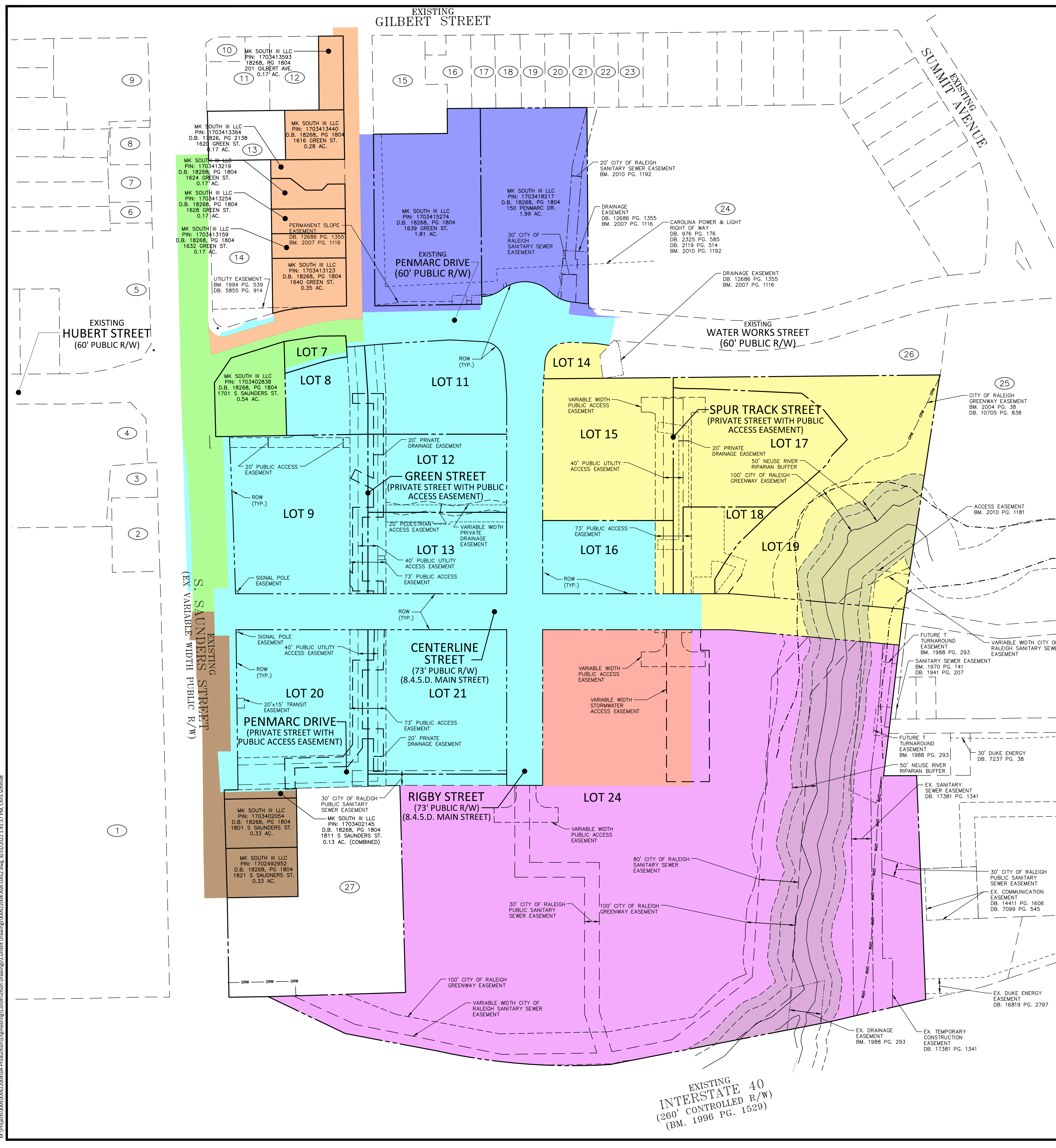
PROPERTY TABLE

PARCEL #	OWNER	PIN	EXISTING USE	ZONING
1	FLOWERVE US INC	1703304321	REG MX	IH
2	NEW GROUP LLC	1703309690	INDUSTRIAL	IX-3-PL
3	NEW GROUP LLC	1703309780	VACANT	IX-3-PL
4	FTPA STORAGE RALEIGH LLC	1703307764	COMMERCIAL	IX-3-PL
5	ROBERT ROBERSON SS LLC	1703318067	FLEX WHSE	IX-3-PL
6	DEVINCENZO, BRUCE DEVINCENZO, SONDRA	1703319285	VACANT	CX-3-PL
7	DEVINCENZO, BRUCE DEVINCENZO, SONDRA	1703319382	VACANT	CX-3-PL
8	DEVINCENZO, BRUCE DEVINCENZO, SONDRA	1703319389	COMMERCIAL	CX-3-PL
9	HOWDY RIDGEBACKS HOLDINGS LLC	1703319512	COMMERCIAL	NX-3
10	RIGHT FORCE	1703411588	RES/BUS	NX-3-PL
11	HOBBY FAMILY LLC	1703412512	COMMERCIAL	CX-3-PL
12	VIVAS, ABEL ZENON VIVAS, MARIA C	1703413523	RESI	R-6
13	MK SOUTH III	1703412400	VACANT	CX-40-UL-CU
14	QUALITY OIL COMPANY LLC	1703412108	INDUSTRIAL	NX-3-PL
15	IRBY, WILLIAM S	1703415534	RESI	R-6
16	FIND AN ACORN LLC	1703416544	RESI	R-6
17	RIGHT FORCE INC	1703417504	RESI	R-6
18	RIGHT FORCE INC	1703417554	RESI	R-6
19	FIND AN ACORN LLC	1703418504	RESI	R-6
20	RIGHT FORCE INC	1703418554	RESI	R-6
21	HACHMEISTER, MARIAH C	1703419505	RESI	R-6
22	RIGHT FORCE INC	1703419554	RESI	R-6
23	HOBBES, DAVID G HOBBES, HELEN R	1703510515	RESI	R-6
24	DUKE ENERGY PROGRESS INC	1703512225	--	R-6
25	RALEIGH CITY OF	1703509721	POWER HS	IX-3
26	RALEIGH CITY OF	1703509926	POWER HS	R-6
27	BW RRI I LLC	1702494929	REG MX	CX-40-UL-CU

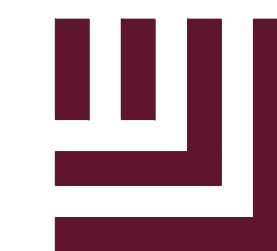


SEE SHEET CO.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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



M:\Projects\KAN22004\04-Production\Engineering\Construction Drawings\Current Drawings\KAN22004-ASR-OAS2.dwg, 8/31/2022 1:41:37 PM, Chris Schmidt



McADAMS

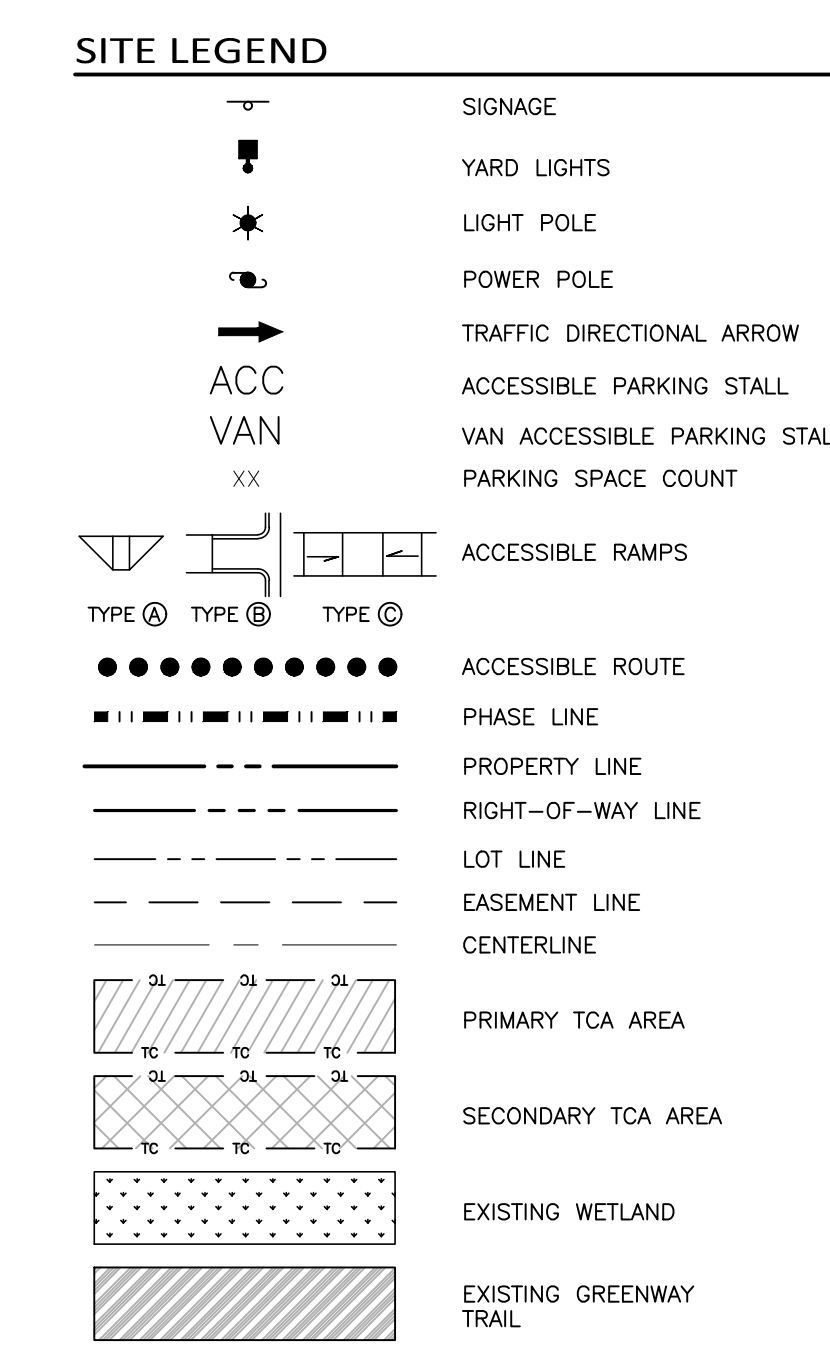
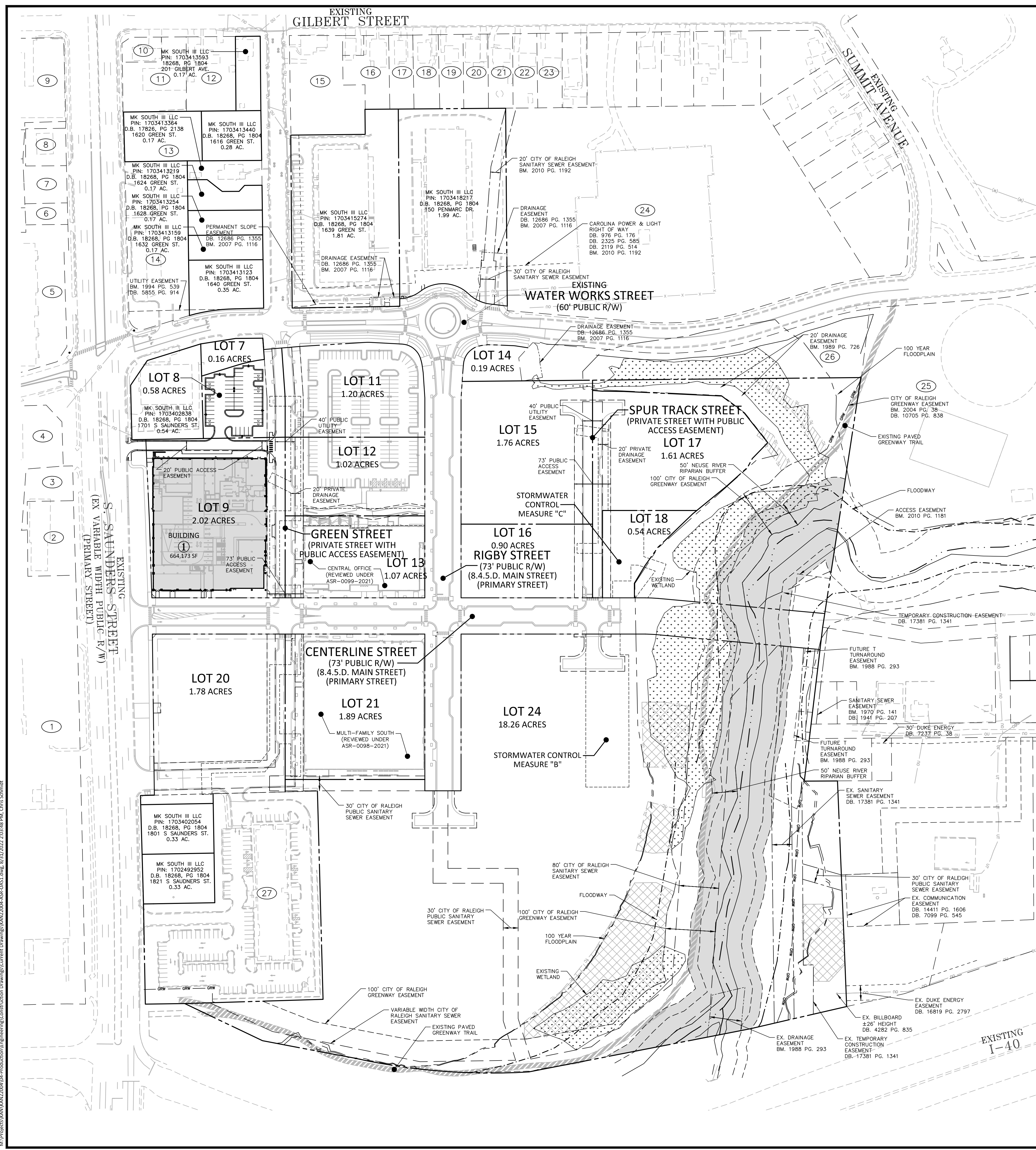
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CLIENT



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1727 S SAUNDERS STREET
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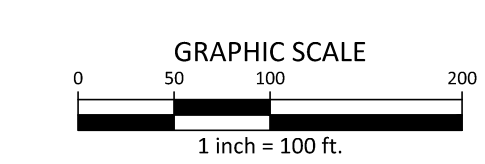


NOTES:

- 1. ALL INFRASTRUCTURE AND UTILITIES PROPOSED IN PHASE 1 AND 2 INFRASTRUCTURE DRAWINGS CASE #: SPR-XXXX-2022

PROPERTY TABLE

PARCEL #	OWNER	PIN	EXISTING USE	ZONING
1	FLOWSERVE US INC	1703304321	REG MX	IH
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3	NEW GROUP LLC	1703309780	VACANT	IX-3-PL
4	FTPA STORAGE RALEIGH LLC	1703307764	COMMERCIAL	IX-3-PL
5	ROBERT ROBERSON SS LLC	1703318067	FLEX WHSE	IX-3-PL
6	DEVINCENZO, BRUCE DEVINCENZO, SONDRA	1703319285	VACANT	CX-3-PL
7	DEVINCENZO, BRUCE DEVINCENZO, SONDRA	1703319382	VACANT	CX-3-PL
8	DEVINCENZO, BRUCE DEVINCENZO, SONDRA	1703319389	COMMERCIAL	CX-3-PL
9	ROWDY RIDGEBACKS HOLDINGS LLC	1703319512	COMMERCIAL	NX-3
10	RIGHT FORCE	1703411588	RES/BUS	NX-3-PL
11	HOBBY FAMILY LLC	1703412512	COMMERCIAL	CX-3-PL
12	VIVAS, ABEL ZENON VIVAS, MARIA C	1703413523	RESI	R-6
13	MK SOUTH III	1703412400	VACANT	CX-40-UL-CU
14	QUALITY OIL COMPANY LLC	1703412108	INDUSTRIAL	NX-3-PL
15	IRBY, WILLIAM S	1703415534	RESI	R-6
16	FIND AN ACORN LLC	1703416544	RESI	R-6
17	RIGHT FORCE INC	1703417504	RESI	R-6
18	RIGHT FORCE INC	1703417554	RESI	R-6
19	FIND AN ACORN LLC	1703418504	RESI	R-6
20	RIGHT FORCE INC	1703418554	RESI	R-6
21	HACHMEISTER, MARIAH C	1703419505	RESI	R-6
22	RIGHT FORCE INC	1703419554	RESI	R-6
23	HOBBS, DAVID G HOBBS, HELEN R	1703510515	RESI	R-6
24	DUKE ENERGY PROGRESS INC	1703512225	-	R-6
25	RALEIGH CITY OF	1703509721	POWER HS	IX-3
26	RALEIGH CITY OF	1703503926	POWER HS	R-6
27	BW RRI LLC	1702494929	REG MX	CX-40-UL-CU



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

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

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO.	DATE	REVISION
1	08.31.2022	REVISED PER 1st COR COMMENTS

PLAN INFORMATION

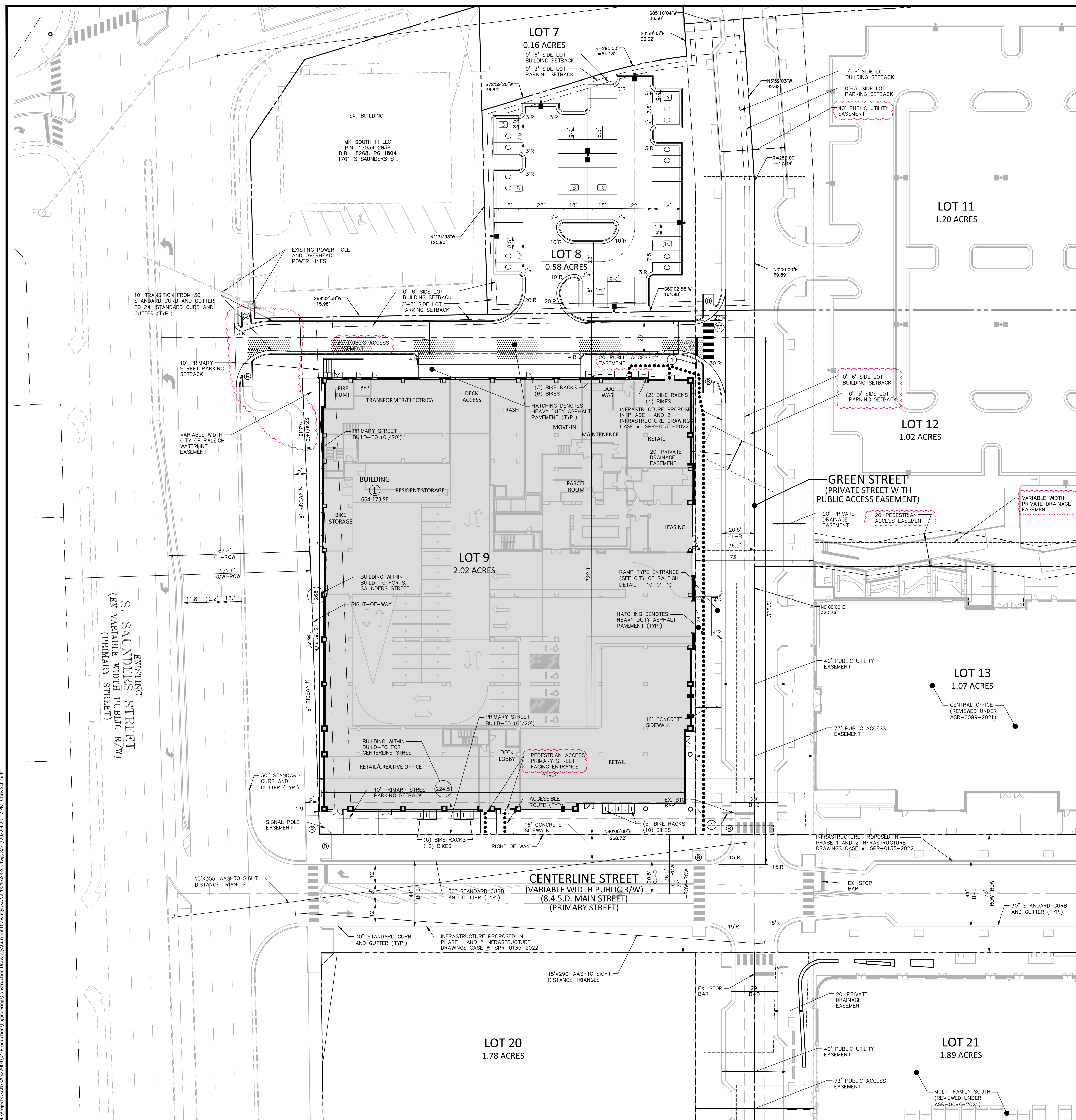
PROJECT NO. KAN22004
FILENAME KAN22004-ASR-OA51
CHECKED BY CGH
DRAWN BY CDR
SCALE 1"=100'
DATE 06.03.2022

OVERALL SITE PLAN

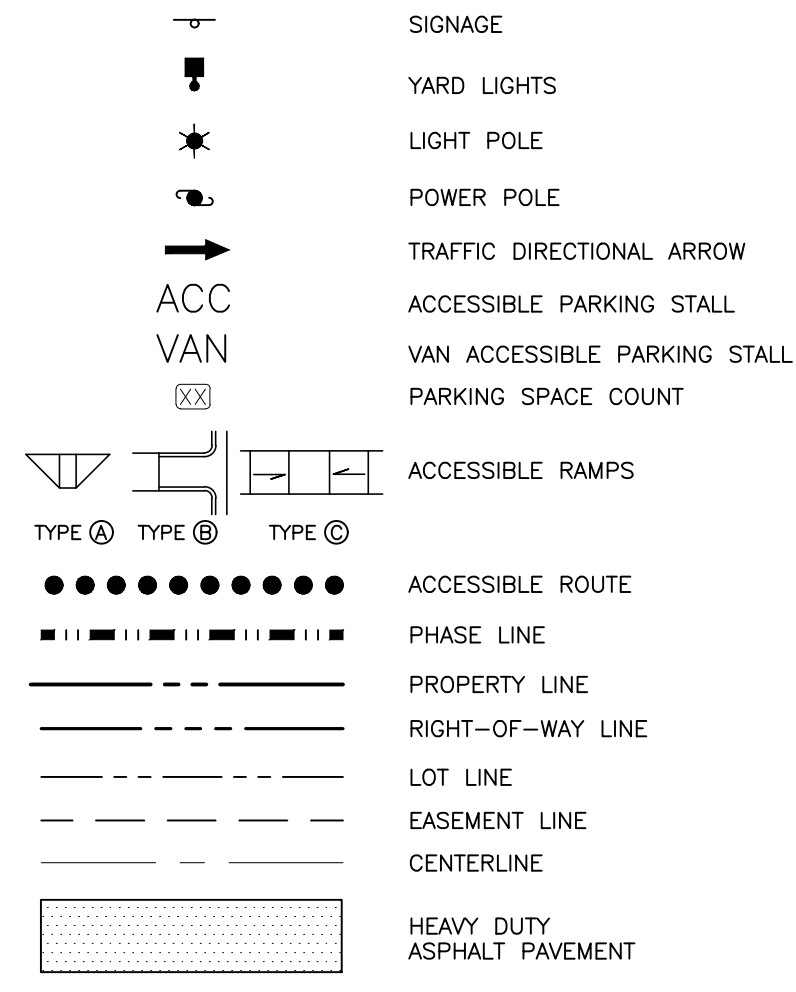
C2.00

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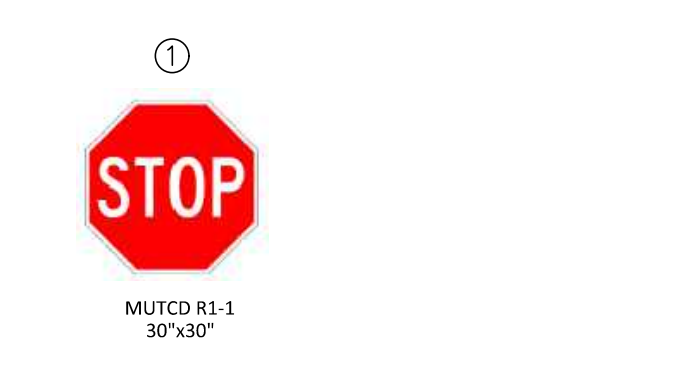
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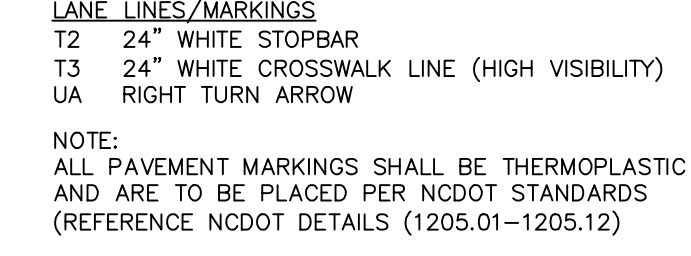
SITE LEGEND



SIGNAGE LEGEND



PAVEMENT MARKING LEGEND



NOTES:

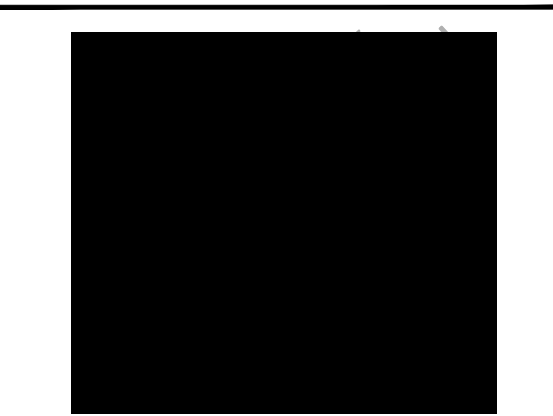
1. ALL INFRASTRUCTURE AND UTILITIES PROPOSED IN PHASE 1 AND 2 INFRASTRUCTURE DRAWINGS CASE #: SPR-XXXX-2022

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
 www.mcadamsco.com

CLIENT

KANE
 REALTY CORPORATION

MULTI-FAMILY TOWER
 ADMINISTRATIVE SITE REVIEW
 1727 S SAUNDERS STREET
 RALEIGH, NORTH CAROLINA, 27603



REVISIONS

NO.	DATE	REVISION
1	08.31.2022	REVISED PER 1st COR COMMENTS

PLAN INFORMATION

PROJECT NO.	KAN22004
FILENAME	KAN22004-ASR-S1
CHECKED BY	CGH
DRAWN BY	CDR
SCALE	1"=30'
DATE	06.03.2022

SITE PLAN

C2.01

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

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

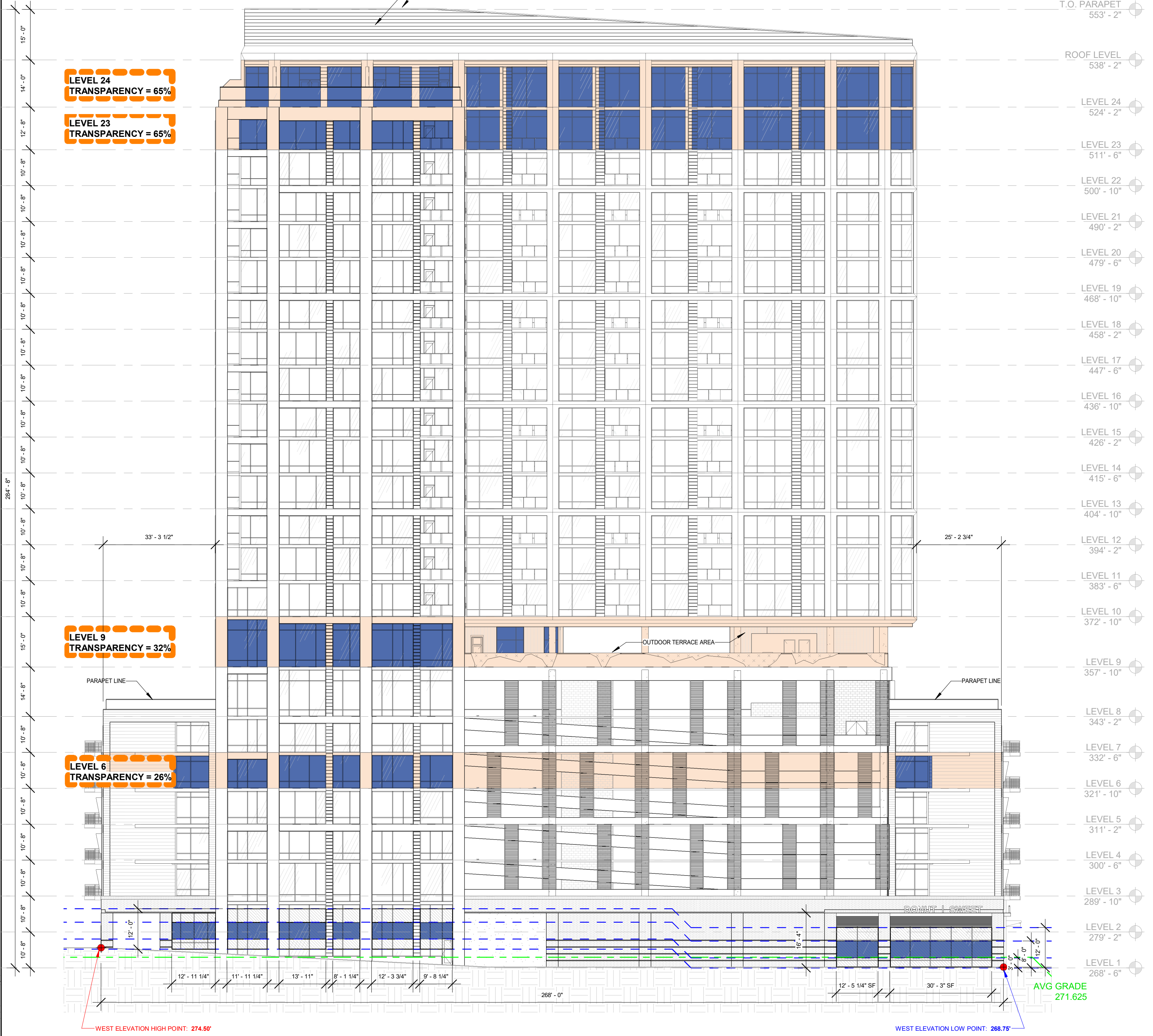
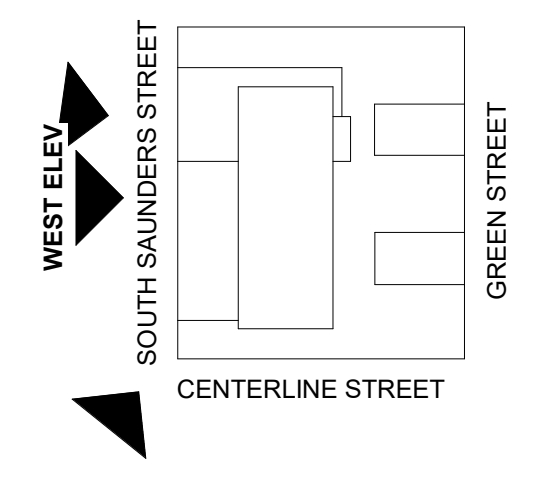
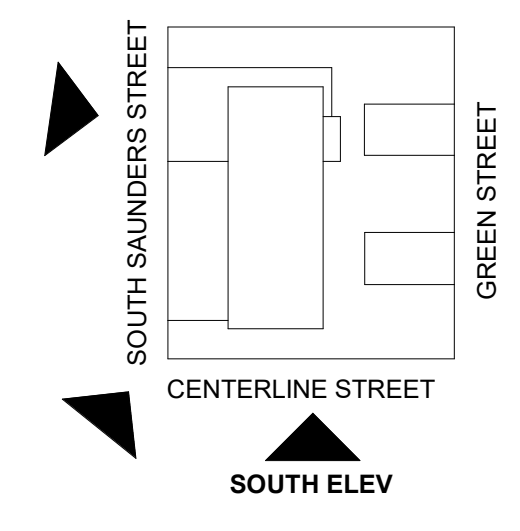
FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

NOT FOR CONSTRUCTION

ASR SUBMITTAL

PROJECT: 020126
DATE: 08.24.2022
REVISIONS: DATE

DRAWN BY: SPM
CHECKED BY: BJ
ELEVATIONS



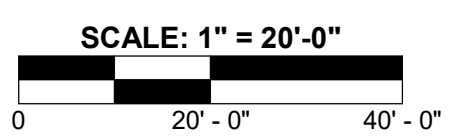
**FESTIVAL STREET
AVERAGE GRADE CALCULATION:**
(LOWEST ELEV. + HIGHEST ELEV.) / 2
LOWEST ELEVATION = 264.50'
HIGHEST ELEVATION = 268.75'
(264.50' + 268.75') / 2 = **266.625'**

**ZONING:
CX-40-UL**

GROUND STORY TRANSPARENCY FACADE CALCULATIONS (SOUTH ELEV. - FESTIVAL STREET)

AREA TO BE CALCULATED FOR TRANSPARENCY: (229'-4") X 12' = 2,752 SF

TRANSPARENCY REQUIRED (0'-0" - 12'-0")	= 2,752 SF X 0.50 = 1,376 SF 50% TAKEN FROM SEC 3.2.6.F.F1 (CX-) OF THE UDO
TRANSPARENCY REQUIRED (3'-0" - 8'-0")	= 1,376 SF X .50 = 688 SF 50% TAKEN FROM SEC 1.5.9.B.1 OF THE UDO
TRANSPARENCY PROVIDED (0'-0" - 12'-0")	= 2,212 SF / 2,752 SF = 80%
TRANSPARENCY PROVIDED (3'-0" - 8'-0")	= 935 SF / 1,376 SF = 68%



ASR 02 SOUTH ELEVATION 2
1" = 20'-0"

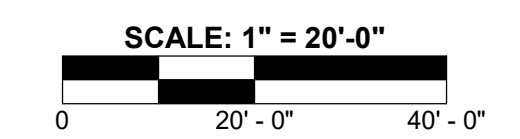
**SOUTH SAUNDERS STREET
AVERAGE GRADE CALCULATION:**
(LOWEST ELEV. + HIGHEST ELEV.) / 2
LOWEST ELEVATION = 268.75'
HIGHEST ELEVATION = 274.50'
(268.75' + 274.50') / 2 = **271.625'**

**ZONING:
CX-40-UL**

GROUND STORY TRANSPARENCY FACADE CALCULATIONS (WEST ELEV. - SOUTH SAUNDERS STREET)

AREA TO BE CALCULATED FOR TRANSPARENCY: (268'-0") X 12' = 3,216 SF

TRANSPARENCY REQUIRED (0'-0" - 12'-0")	= 3,216 SF X 0.50 = 1,608 SF 50% TAKEN FROM SEC 3.2.6.F.F1 (CX-) OF THE UDO
TRANSPARENCY REQUIRED (3'-0" - 8'-0")	= 1,608 SF X .50 = 804 SF 50% TAKEN FROM SEC 1.5.9.B.1 OF THE UDO
TRANSPARENCY PROVIDED (0'-0" - 12'-0")	= 1,310 SF / 3,216 SF = 41%
TRANSPARENCY PROVIDED (3'-0" - 8'-0")	= 582 SF / 1,608 SF = 36%



ASR 02 WEST ELEVATION 1
1" = 20'-0"

KANE REALTY CORPORATION DTS - MULTI-FAMILY TOWER RALEIGH, NORTH CAROLINA

NOT FOR CONSTRUCTION

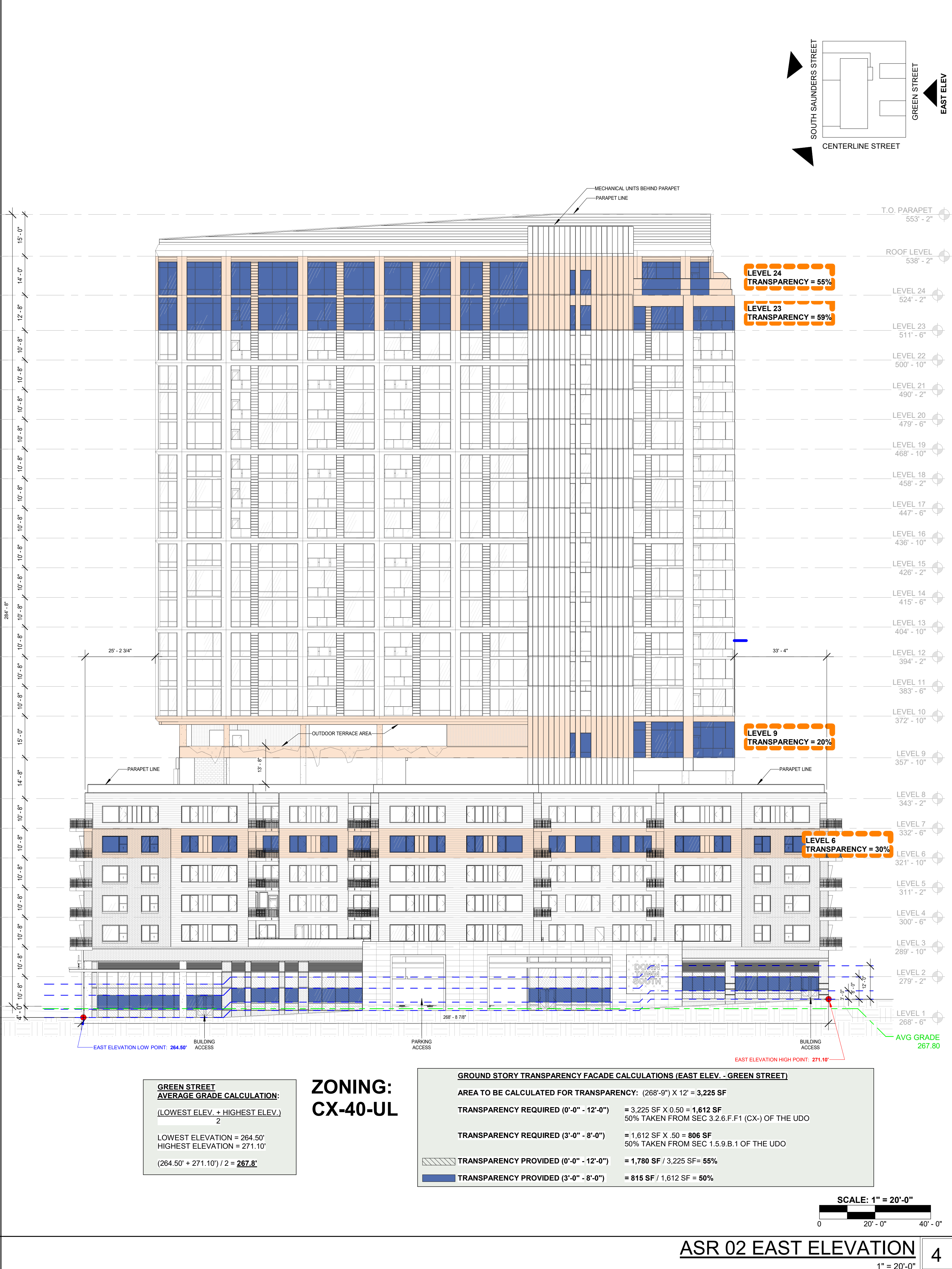
ASR SUBMITTAL

PROJECT: 020126
DATE: 08.24.2022
REVISIONS: DATE

DRAWN BY: SPM
CHECKED BY: BJ

ELEVATIONS

A2.2



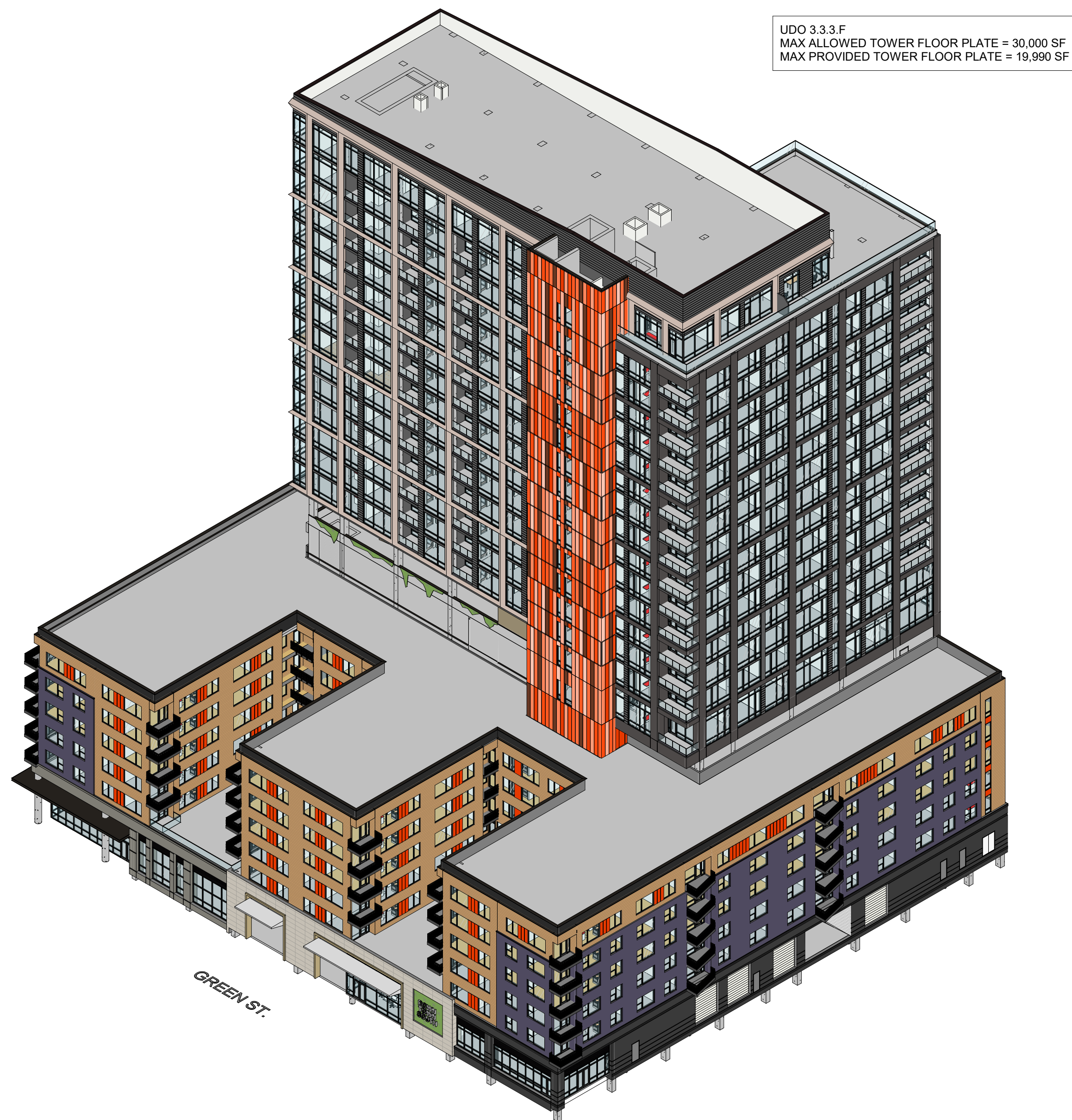
NOT FOR
CONSTRUCTION

ASR
SUBMITTAL

PROJECT: 020126
DATE: 08.24.2022
REVISIONS: DATE

DRAWN BY: SPM
CHECKED BY: BJ

MASSING AXONS



UDO 3.3.3.F
MAX ALLOWED TOWER FLOOR PLATE = 30,000 SF
MAX PROVIDED TOWER FLOOR PLATE = 19,990 SF

GREEN ST.



UDO 3.3.3.F
MAX ALLOWED TOWER FLOOR PLATE = 30,000 SF
MAX PROVIDED TOWER FLOOR PLATE = 19,990 SF

SOUTH SAUNDERS ST.

CENTERLINE ST.