Administrative Site Review Application

Office Use Only: Case #: _



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.

Planner (print): _

assistance determ	nining a Site	Plan Tier is nee	eded a Site Pla	nge case TC-14-19 to determine the site plan tier. If n Tier Verification request can be submitted online via the s verification service.)		
Site Plan Tier:	Site Plan Tier: Tier Two Site Plan Tier Three Site Plan					
	Buildin	д Туре		Site Transaction History		
	Detached Attached Apartment		General Mixed use Open lot	Subdivision case #: Scoping/sketch plan case #: Certificate of Appropriateness #: Board of Adjustment #:		
7	Γownhouse		Civic	Zoning Case #: Administrative Alternate #:		
			GENERAL IN			
Development na	me:					
Inside City limits	? Yes	No				
Property address	s(es):					
Site P.I.N.(s):						
Please describe	the scope of	f work. Include a	any additions, ε	expansions, and change of use.		
Current Property		•				
NOTE: please a	ttach purch	ase agreement	t when submit	tting this form.		
Company:				Title:		
Address:						
Phone #:			Email:			
Applicant Name:						
Company:	Company: Address:					
Phone #: Email:						

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(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):						
	INFORMATION					
Existing Impervious Surface:	Proposed Impervious Surface:					
Acres: Square Feet: Is this a flood hazard area? Yes No	Acres: Square Feet:					
If yes, please provide:						
Alluvial soils:						
Flood study:						
FEMA Map Panel #:						
Neuse River Buffer Yes No	Wetlands Yes No					
RESIDENTIAL DI	EVELOPMENTS					
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					
SIGNATUR	E BLOCK					
The undersigned indicates that the property owner(s) is awa described in this application will be maintained in all respects herewith, and in accordance with the provisions and regulation	s in accordance with the plans and specifications submitted					
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.						
I/we have read, acknowledge, and affirm that this project is oproposed development use. I acknowledge that this applicate which states applications will expire after 180 days of inactive						
Signature:	Date:					
Printed Name:						

DEVELOPMENT TYPE + SITE DATE TABLE

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

Office Use Only: Case #:	Planner (print):
ease review UDO Section 10.2.8. as amended by text char sistance determining a Site Plan Tier is needed a Site Plan	

10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

	•			s verification service.)
Site Plan Tier:	Tier Two Sit	e Plan	Tier Three S	ite Plan 🗹
	Building	д Туре		Site Transaction History
	Detached		General	Subdivision case #: SUB-S-46-17 Scoping/sketch plan case #:
H	Attached Apartment		Mixed use Open lot	Certificate of Appropriateness #: Board of Adjustment #:
	Townhouse		Civic	Zoning Case #:
	·		GENERAL IN	IFORMATION
Development na	ame: St. Alb	ans Resider	ntial	
Inside City limits	s? Yes 🗸	No 🗌		
Property address(es): 600 St. Albans Drive				
Site P.I.N.(s): 1				
Please describe	the scope of	work. Include a	ny additions,	expansions, and change of use.
Approximately	380 resider	ntial apartmer	nts and 7,000	of retail with structured parking.
Current Propert	-	•		Kane tting this form.
Company: Kan				Title: Manager
		<u> </u>	•	rth Hills Ave, Raleigh, NC 27609
Phone #: 919-				s@kanerealtycorp.com
Applicant Name	:Gray Harı	ell, Assistar	nt Project N	Manager
Company: Mc/	Adams		Address: On	e Glenwood Ave., Suite 201, Raleigh, NC 2760
Phone #: 919-	823-4300		Email: harre	ell@mcadamsco.com

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		raleighnc.go

DEVELOPMENT TYPE + SITE DATE TABLE BUILDING DATA Existing gross floor area (not to be demolished): Zoning district (if more than one, please provide the acreage of each): Existing gross floor area to be demolished: Gross site acreage: 20.87 ac New gross floor area: 515,990 sf # of parking spaces required: See Site Data Table | Total sf gross (to remain and new): 515,990 sf # of parking spaces proposed: 378 Proposed # of buildings: 1 Proposed # of stories for each: 8 per building code Overlay District (if applicable): n/a Existing use (UDO 6.1.4): Vacant

Proposed use (UDO 6.1.4): Mixed Use (multi-family & Retail)	
STORMWATER I	NFORMATION
Existing Impervious Surface: Acres: 0.00 Square Feet: 0.00	Proposed Impervious Surface: Acres: Square Feet:
s this a flood hazard area? Yes No V f yes, please provide: n/a Alluvial soils: n/a	
Flood study: n/a FEMA Map Panel #: n/a	
Neuse River Buffer Yes ✓ No	Wetlands Yes ✓ No ☐

Neuse River Buffer	Yes ✓	No 🗌		Wetlands	Yes ✓	No 🗌	- MANUFACTOR AND
		RESIDE	NTIAL DE	VELOPMENTS			
Total # of dwelling units: 3	80			Total # of hotel	units: 0		
# of bedroom units: 1br 2	295	2br 98	3br 5	4br or more	∍ 0		
# of lots: 2				Is your project a	a cottage court?	Yes	No 🗸

	SIGNATURE BLOCK
scribed in this application will be main	erty owner(s) is aware of this application and that the proposed project tained in all respects in accordance with the plans and specifications submitted ovisions and regulations of the City of Raleigh Unified Development Ordinance.
Gray Harrell	will serve as the agent regarding this application, and will receive
d	

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 the proposed development use. I acknowledge which states applications will expire after 18	that this application is subject to the filing o		
Signature:		Date:	8.8.2000

	Signature: >>>>	\
	Printed Name: John Kane, Manager)
_		

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Dago 2 of 3		
Page 2 of 2		

ĺ	ALL CONCERNICATION CHARL CONFORMANIATIVE LATEST

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

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.



REVISION 02.19.21

raleighnc.gov

NOTES

ST. ALBANS RESIDENTIAL

600 ST ALBANS DRIVE RALEIGH, NORTH CAROLINA 27609 ADMINISTRATIVE SITE REVIEW CITY OF RALEIGH CASE #ASR-0051-2022

PROJECT NUMBER: KAN-22002 SHEET INDEX DATE: JUNE 22, 2022

SITE DATA				
PHYSICAL ADDRESS:	600 ST. ALBANS DRIVE RALEIGH, NORTH CAROLINA			
OWNER:	KANE ANDREWS ACQUISITIONS, LLC			
	SUITE 250 4321 LASSITER AT NORTH HILLS AVENUE RALEIGH, NORTH CAROLINA 27609-5782			
DEVELOPER/APPLICANT	<u>'</u>			
<u> </u>	KANE ST. ALBANS RESIDENTIAL II, LLC			
PIN:	1715082374			
ZONING:	PD			
OVERLAY DISTRICT:	NONE			
WATERSHED:	NEUSE RIVER			
SITE AREA	GROSS AREA: 909,042 SF / 20.87 AC			
	NEW LOT 8: 239,180 SF / 5.49 AC.			
	R/W DEDICATION: 7,308 SF / 0.17 AC.			
	LOT 8 NET AREA: 231,872 SF / 5.32 AC			
PLUI DING COLLADS FOOTAGE	NEW LOT 7: 669,862 SF / 15.38 AC.			
BUILDING SQUARE FOOTAGE:	RESIDENTIAL: 349,110 SF RETAIL: 6,973 SF			
	PARKING: 159,907 SF			
	TOTAL: 515,990 SF			
PARKING SUMMARY				
REQUIRED PARKING (MAX): 1-BR (295 UNITS)	443 SPACES (1.50 PER UNIT MAX)			
2-BR (98 UNITS)	221 SPACES (2.25 PER UNIT MAX)			
3-BR (5 UNITS)	15 SPACES (3.00 PER UNIT MAX) 70 SPACES (1 PER 100 SF MAX)			
RE <u>STÁURANT/RETAIL (6,973 SF)</u> TOTAL	749 SPACES			
PARKING REDUCTION PER APPROVED PD AMENDMENT	34% (MASTER PLAN MP-3-2016 SECTION 6H)			
REQUIRED PARKING - MAX:	749 SPACES			
PROVIDED PARKING:	378 SPACES			
ACCESSIBLE PARKING:	REQUIRED: 8 SPACES, 2 OF WHICH MUST BE VAN ACCESSIBLE PROPOSED: 8 SPACES, 2 OF WHICH ARE VAN ACCESSIBLE			
BICYCLE PARKING:	REQUIRED: 19 SPACES RESIDENTIAL (1 PER 20 UNITS)(SHORT TERM) 73 SPACES RESIDENTIAL (1 PER 7 BEDROOMS)(LONG TERM) 4 RESTAURANT/RETAIL (1 PER 5,000 SF, MIN. 4)(SHORT TERM) PROVIDED: 70 (LONG TERM) 24 (SHORT TERM)			
EXISTING IMPERVIOUS:	LOT 7 - 0.00 AC./0 SF (0% OF LOT AREA)			
	LOT 8 - 0.00 AC./0 SF (0% OF LOT AREA)			
PROPOSED IMPERVIOUS:	LOT 7 - 0.00 AC./0 SF (0% OF LOT AREA) LOT 8 - XX AC./XX SF (XX% OF LOT AREA)			
DENUDED AREA:	4.00 AC			
BUILDING SETBACKS TO PUBLIC STREETS PRIMARY (HARDIMONT ST.): SIDE (ST. ALBANS DRIVE): REAR: AGGREGATE: FRONT MAXIMUM:	0' (MIN) 32' (MIN) FROM EXISTING BACK-OF-CURB 0' (MIN) 0' (MIN) 0' (MAX)			
MAX. BUILDING HEIGHT REFERENCE APPROVED PD (MP-3-16)	75' (TRACT U)			
MAX. BUILDING HEIGHT PROPOSED	75'			
MIN. SIDEWALK WIDTH WIDTH PROVIDED	10' 10'			
OPEN SPACE REQUIRED: PROVIDED:	4.52 AC (15% OF 30.13 AC.) 11.24 AC (37.32% OF 30.13 AC.)			
OUTDOOR AMENITY AREA (TRACT U) REQUIRED: PROVIDED:	11,594 SF (5% OF LOT 8 AREA (231,872 SF)) 12,343 SF (5.3%)			

C1.00

C1.01	DEMOLITION PLAN
C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN
C2.02	OVERALL DEVELOPMENT TRACKING TABLE
C2.03	EASEMENT PLAN
C3.00	GRADING AND STORM DRAINAGE PLAN
C4.00	UTILITY PLAN
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	SITE DETAILS
C8.03	WATER DETAILS
C8.04	WATER DETAILS
C8.05	WATER DETAILS
C8.06	SANITARY SEWER DETAILS
C9.00	STORMWATER CONTROL MEASURE "A" PLAN VIEW
C9.01	STORMWATER CONTROL MEASURE "A" DETAILS
C9.02	STORMWATER CONTROL MEASURE "A" DETAILS
L5.00	LANDSCAPE PLAN
TC-1	TREE CONSERVATION PLAN (FOR REFERENCE ONLY - PREVIOUSLY APPROVED)
TC-2	TREE CONSERVATION PLAN BOUNDARY (FOR REFERENCE ONLY - PREVIOUSLY APPROVE
TC-3	TREE CONSERVATION PLAN BOUNDARY (FOR REFERENCE ONLY - PREVIOUSLY APPROVE

ARCHITECTURAL SHEET INDEX

PROJECT NOTES

EXISTING CONDITIONS

AITELITECTOTO LE STILLET TIABLE			
G005	TRANSPARENCY CALCULATIONS		
G006	BLANK WALL CALCULATIONS		
A-101	FLOOR PLAN - PARKING LEVEL OVERALL P2		
A-102	FLOOR PLAN - PARKING LEVEL OVERALL P1		
A-103	FLOOR PLAN - LEVEL 01		
A-121.1	FLOOR PLAN - PARKING LEVEL P2		
A-121.2	FLOOR PLAN - PARKING LEVEL P2		
A-122.1	FLOOR PLAN - PARKING LEVEL P1		
A-122.2	FLOOR PLAN - PARKING LEVEL P1		
A-123.1	FLOOR PLAN - EAST - LEVEL 01		
A-123.2	FLOOR PLAN - WEST - LEVEL 01		
A-E201	OVERALL ELEVATIONS		
A-W201	OVERALL ELEVATIONS		
A-241	BUILDING SECTION		

RIGHT-OF-WAY OBSTRUCTION NOTES

THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OR EDGE OF PAVEMENT INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY OF THE RADIUS

WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE. THERE SHALL BE NO SIGHT OBSTRUCTING OR

ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND

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

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

NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

of this notification failure.

future work in the City of Raleigh.

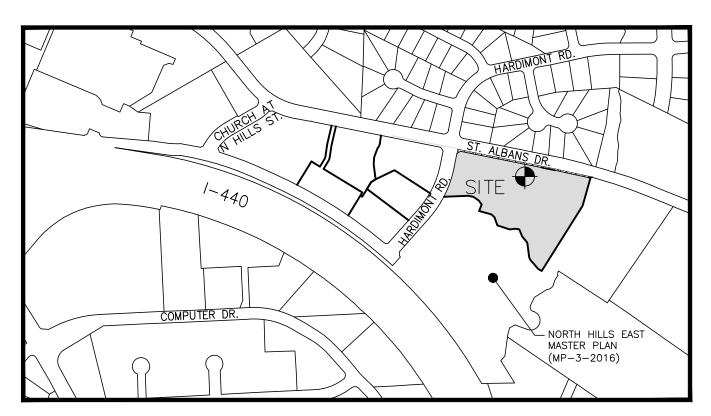
PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE

HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB ELEVATION OR THE

CURVATURE OR 20' FROM THE INTERSECTION OF THE RIGHT-OF-WAY LINES, WHICHEVER IS GREATER. NO DRIVEWAYS OR PARKING SPACES SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.

- STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
- 2. A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO rightofwayservices@raleighnc.gov AT www.raleighnc.gov KEYWORD "RIGHT-OF-WAY SERVICES.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE
- 4. THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- 5. ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- 6. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

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.



VICINITY MAP



The John R. McAdams Company, In

2905 Meridian Parkway

Durham, NC 27713

phone 919. 361. 5000 fax 919. 361. 2269 license number: C-0293, C-187

www.mcadamsco.com

CONTACT

Gray Harrell harrell@mcadamsco.com PHONE: 919. 823. 4300

CLIENT

KANE REALTY CORPORATION 4321 LASSITER AT NORTH HILLS RALEIGH, NORTH CAROLINA 27609 PHONE: 919. 719. 3573



PROJECT DIRECTORY

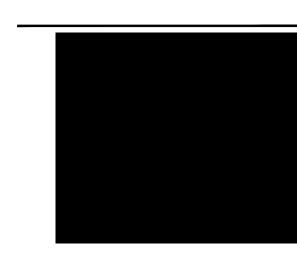
KANE REALTY CORPORATION 4321 LASSITER AT NORTH HILLS, SUITE 250 RALEIGH, NORTH CAROLINA 27609 PHONE: 919. 719. 3573

ARCHITECT HICKOK COLE 301 N STREET NE, SUITE 300 WASHINGTON, DC 20002

PHONE: 202. 667. 9776

PHONE: 919. 825. 0295

STRUCTURAL ENGINEER SCALENE DESIGN 434 FAYETTEVILLE STREET, SUITE 2110 RALEIGH, NORTH CAROLINA 27601



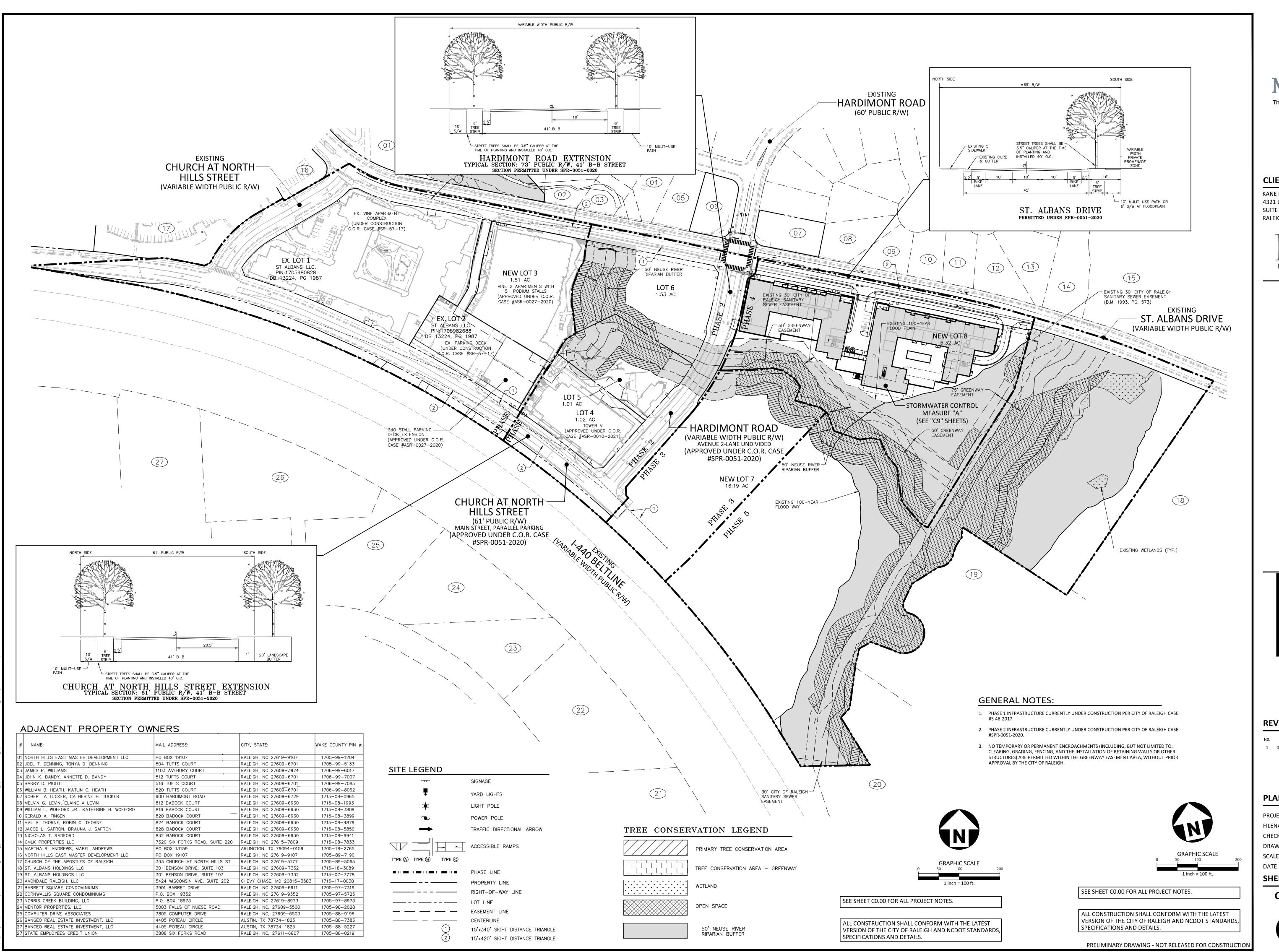
REVISIONS

NO. DATE 1 08. 26. 2022 RESPONSE TO 1st ASR COMMENTS

ADMINISTRATIVE SITE REVIEW DRAWINGS FOR:

ST. ALBANS RESIDENTIAL RALEIGH, NORTH CAROLINA 27609 PROJECT NUMBER: KAN-22002

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





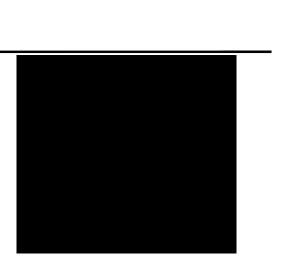
2905 Meridian Parkway Durham, NC 27713

phone 919. 361. 5000 fax 919. 361. 2269 license number: C-0293, C-187

www.mcadamsco.com

CLIENT

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



REVISIONS

NO. DATE

1 08. 26. 2022 RESPONSE TO 1st ASR COMMENTS

PLAN INFORMATION

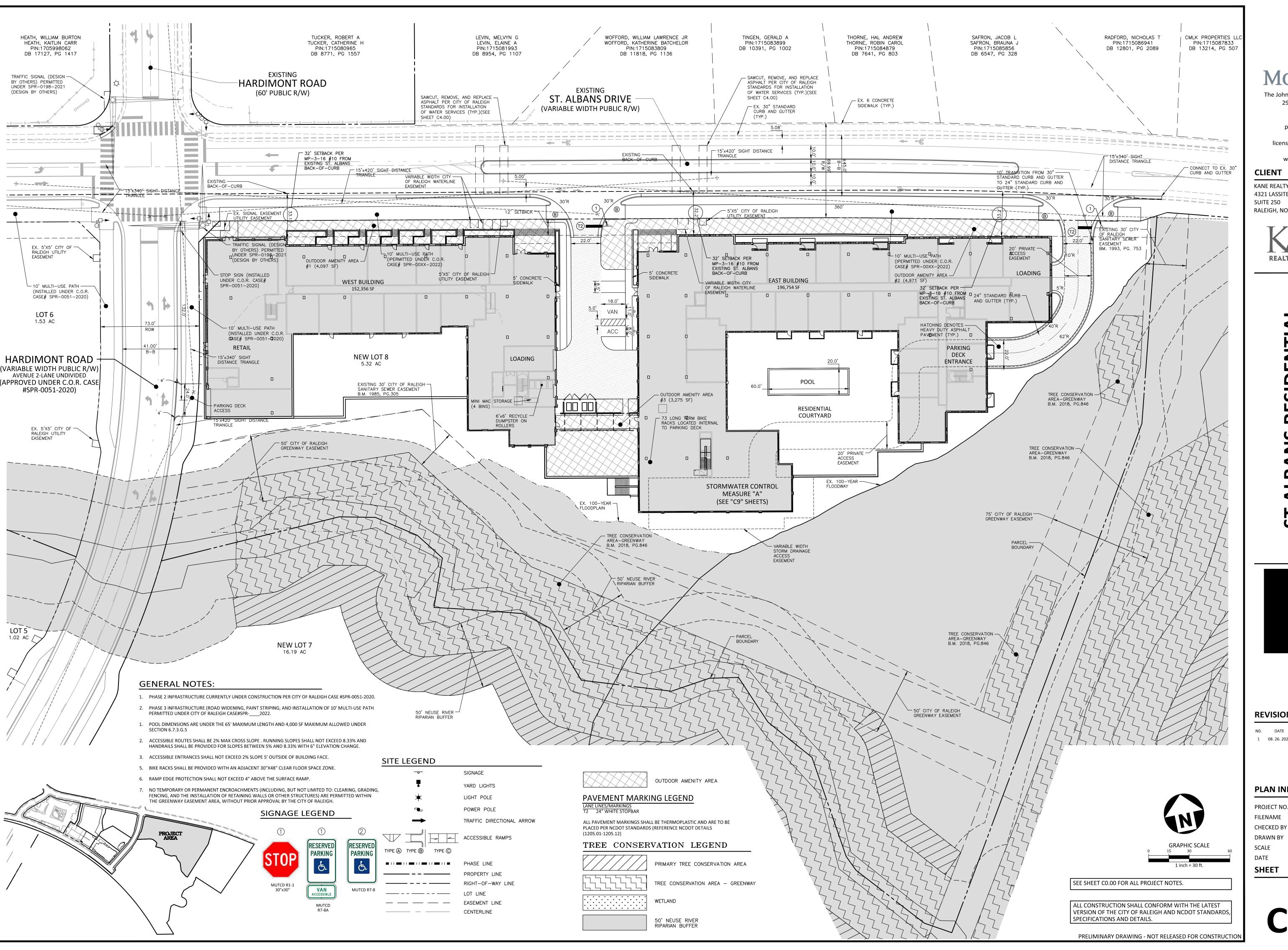
PROJECT NO. KAN-22002 KAN22002-ASR-OAS1 FILENAME

CHECKED BY DRAWN BY

SCALE 1"=100' 06. 22. 2022

SHEET

OVERALL SITE PLAN





Durham, NC 27713 phone 919. 361. 5000

2905 Meridian Parkway

fax 919. 361. 2269 license number: C-0293, C-187

www.mcadamsco.com

CLIENT

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





REVISIONS

1 08. 26. 2022 RESPONSE TO 1st ASR COMMENTS

PLAN INFORMATION

PROJECT NO. KAN-22002 KAN22002-ASR-S1 FILENAME

CHECKED BY DRAWN BY

06. 22. 2022

SITE PLAN