

Administrative Approval Action

Case File / Name: ASR-0075-2019 **WEST CABARRUS STREET**

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

LOCATION:

The site is generally bound by W Cabarrus Street on the south, S West Street on the east, the railway on the north and Dupont Circle on the west, with common street addresses of 518 and 600 W Cabarrus Street, and 400 S West Street. Development of 3 mixed use buildings including a 1,075 space parking structure. Building 1 contains approximately 4,058 square feet of retail and approximately 191,882 square feet of office; Building 2 contains approximately 3,473 square feet

REQUEST:

of retail and approximately 126,851 square feet of office; and Building 3 contains approximately 26,806 square feet of retail space, 329 apartment style dwelling units in 710,129 square feet and approximately 10,220 square feet of lobby/leasing space. The property is approximately 5.82 acres zoned IX-7-UL.

Design Alternates (A-2-20) approved granting a 190 foot design alternate from UDO Section 8.3.5.C.3 to permit a new driveway located approximately 10 feet from another new driveway; a 170 foot design alternate to permit a new driveway approximately 30 feet from an existing driveway; a 200 foot design alternate to permit a new driveway located immediately next to an existing driveway; and an 80 foot design alternate from UDO Section 8.3.5.C.1 to permit a two-way mixed-use/commercial driveway measuring approximately 112 feet in width.

Variances (A-8-20) approved granting relief from the corner build-to requirement set forth in UDO Section 1.5.6.C.1 for the mixed-use building at W Cabarrus Street and Dupont Circle; a 50 foot variance from Articles 9.4 and 9.5 of the Raleigh Street Design Manual to permit a driveway on W Cabarrus Street spaced approximately 100 feet from S Saunders Street; and a 200 foot variance from Article 12.1.4 of the Raleigh Street Design Manual to permit a driveway on W Cabarrus Street spaced approximately 100 feet from S Saunders Street.

Administrative Alternate (AAD-6-2020) allowing outdoor amenity area to be counted towards the corner build-to requirement set forth in UDO Section 1.5.6.C.1 for the mixed-use building at W Cabarrus Street and S West Street, and towards the build-to requirement set forth in UDO Section 3.4.7.C for the mixed-use building along W Cabarrus Street; granting relief from the primary street-facing pedestrian entrance requirement set forth in UDO Section 3.4.7.E for the mixed-use building at the corner of W Cabarrus Street and S West Street; and granting relief from the transparency requirements set forth in UDO Section 3.2.6.F for the mixed-use building in the northeast corner of the site fronting S West Street.

DESIGN ADJUSTMENT(S)/

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 April 9, 2020 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:



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☑ <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

- A signed and notarized letter from the railroad company must be provided This must say they have reviewed the plans, they approve of the plans and they give their approval to proceed with all construction activity related to the plans.
- 2. Provide buoyancy calculations for the Stormwater device. It must be shown the device will not flow
- Approval from the NC Railroad Company is required prior to issuance of any permits involving any
 work on their property. This will remain a comment and a condition of approval until such time as
 the approval has been secured.
- 4. The Build-to information shall be updated for consistency across all applicable pages.

Engineering

5. An encroachment agreement for retaining walls in the South West Street public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department. The encroachment agreement shall also be recorded with the Wake County Register of Deeds prior to concurrent review approval.

Public Utilities

6. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.

Stormwater

- 7. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
- 8. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
- 9. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
- 10. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).

☑ <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.



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Ø	Utility Placement Easement Required
Ø	Sidewalk Easement Required
V	Stormwater Maintenance Covenant Required

☑	Cross Access Agreements Required
Ø	Slope Easement Required

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

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

Engineering

- 1. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
- 2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
- 3. A cross access agreement among the proposed lots identified shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

Public Utilities

4. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

☑ <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:

General

 The applicant shall provide proof of compliance with remote parking standards by submitting a signed agreement or lease indicating that required off-street parking shall be provided as long as the principal use continues and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels (UDO 7.1.5).



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A recombination map shall be recorded, recombining the existing lots as shown on the preliminary plan.

Engineering

- A public infrastructure surety shall be provided to the City of Raleigh Development Services Development Engineering (UDO 8.1.3).
- 4. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

Public Utilities

5. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

- 6. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
- 7. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
- 8. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
- A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
- 10. 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).

Urban Forestry

11. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes shade trees on all streets: (14) street trees in tree grates along W. Cabarrus St.; (9) street trees in tree grates and (1) tree in tree lawn along Dupont Circle; (6) street trees in tree grates along S. West St.

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



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Stormwater

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

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: May 28, 2023

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

B-L-JDevelopment Services Dir/Designee Date: 05/28/2020

Staff Coordinator: Ryan Boivin

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VICINITY MAP

WEST CABARRUS STREET

518 WEST CABARRUS STREET RALEIGH, NORTH CAROLINA, 27603

ADMINISTRATIVE SITE REVIEW

PROJECT NUMBER: KAN-17030 CITY OF RALEIGH CASE #: ASR-0075-2019 DATE: OCTOBER 1, 2019 REVISED: JANUARY 2, 2020 REVISED: JANUARY 27, 2020

REVISED: APRIL 09, 2020

SITE ADDRESS		600 W CABARRUS ST, RALEIGH, NORTH CA	ARCUMA 27603			
ant About 25		518 W CABARRUS ST, RALEIGH, NORTH CA 400 S WEST ST, RALEIGH, MORTH CAROLIS	MICLINA 27605			
HARCEL PIN NUMBER:		PM 1704/7552, (66.6 SYIATE 10 012)232 PM 1704/754, (66.6 SYIATE 00 012)23 PM 1704/76128, (66.6 SYIATE 10 0130468)				
EESTING ZONING:		IK-7-UL: INDUSTRIAL MORED USE-7 STORY	- LEDAN LIMITED			
(WERLAY DISTRICT)		NONE				
WATERSHED:		WALNUT CREEK				
FLDCDPLAIN/FIRM PAI	40.:	NONE				
STE AREA:		D35TING - 253,386 SF, 5.82 AC (GBCSS), 3 PROPOSED - LOT 1: 166,689 SF (3.83 AC)	249,486 SF, S.73 AC (NET) LOT 2: 86,696 SF (1.99 AC);			
DESTING USE:		COMMERCIAL				
PROPOSED LISE:		BUILDING (1): OFFICE (191,880 SF GROSS) BUILDING (2): OFFICE (126,861 SF GROSS) BUILDING (3): MULTI-UNIT LIVING (128 UN BETWIL (26,806 SF GROSS)	: RETAL (1,050 SF GROSS) : RETAL (5,475 SF GROSS) NTS, 730,129 SF W/ 10,220 SF OF LOBHY/LEASING AREA;			
RAMERIS DATA:	VEHICLE PRABONS	[241,8825] [270,8815] [874, USF-10] [47,0857]	- SET ANAMES MICHADOMS RELIGION SOCIETA IL 1.1.2.1.3 MOVEM SEGON AND RESIDENTIAL LIGHT			
	ACCESSIBLE PARKING BIG PARKING	REQUIRED: 21 SPACES TOTAL, 4 VAN SPAC PROVIDED: 21 SPACES TOTAL, 4 VAN SPAC REQUIRED: 50 SPACES MAX REQUIRED PL	OS .			
3		PROVIDED: 77 SPACES - 25 LONG TERM IN	DECK, 52 SHORT TERM ON SITE			
HELDING + PARIGNG SETBACK	BUILD-TO	REQUIRED. DUPONT OR (PRIMARY STREET) SOUTH WEST IT (BECONDAMY STREET) SOUTH WEST IT (BECONDAMY STREET) PROMPED. DUPONT OR (PRIMARY STREET) WEST CAMAGEUS AT (PRIMARY STREET) WEST CAMAGEUS AT (PRIMARY STREET)	UF EASEVENTS— NET 504 UF 357 UF (88% OF 523 UF) 112 UF HES OF 273 UF)			
	BUILDING SETSACE	PRIMARY STREET/SECONDARY STREET: SIDE LOT LINE: REAR LOT LINE:	a)a a)a a			
	PARKING SCIBACK	PRIMARY STREET/SECONDAVY STREET: SIDE LOT LINE: REAR LOT LINE:	10' 0/3'			
BUILDING HRIGHT:	•	MAXIMUM ALLOWED: MAXIMUM PROPOSED:	7 STORIES (84°) 7 STORIES (84°)			
IN YTINIMA FOODTUO	EA:	REQUIRED: LOT 1: 16,668 ST; LOT 2: 8,67 PROPOSED: LOT 1: 17,467 ST; LOT 2: 12,6	71 SF; 855 SF;			
TREE CONSERVATION		REQUIRED: PROPOSED:	26,489 SF (30% SITE AREA) NO QUALIFYING TREES			

PRAMASE TIME TELESPARATION

A. INSTRUMENT AND SHARPED WHITEN THE VENITY.

B. INSTRUMENT OR DEPOSITION AND SHARPED TO LINEAR THOUGHISH DEPOSITION THE URBAN FORM MAP.

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ATTENTION CONTRACTORS

A2.4

A2.5

The Construction Contractor responsible for the extension of votes sever, and/or reuse, as opproved in these plans, is responsible for contacting, the Public World reportment of (201) 308—2460, and the Public Utilities Department of (313) 398—4560, of these plants prior to seignify any of their construction.

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

Failure to call for inspection, install a Downstream Flug, have Permitted Plans on the Jobalte, or any other Violation of City of Roleigh Standards will result in a <u>Fine and Passible Caclusion</u>, from fature work in the City of Raleigh.

OUD WASTE COMPLIANCE STATEMENT:

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID MASTE DESIGN MANUAL.
- THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY A PRINTE
- BULISHO THREE HAS TWO TRASH ROOMS ON DUPONT WITH ROLL UP BOOKS. TRASH WILL BE ROLLED OUT TO THE CURB AND PECKES UP BY THE TRUCK, ALL DUMBES OF CARTS, MUST BE RESIDENCE FROM THE PUBLIC PICTURE OF WAY WITHIN 24 HOURS OF
- Buildings one and two mill have a valet trash service take trash each night to the compactor located in the service area of Building one when the trach track will collect it.

CONTRACTOR SHALL NOTEY "NOST: "611 OR (1-900-853-469) AT LEST'S TALL BURNESS DAYS PRIOR TO BECRINDO CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROMDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NOST!".

SHEET INDEX

BOARD OF ADJUSTMENT & APEARANCE C0.00 COMMISSION APPROVALS C0.01 PROJECT NOTES EXISTING CONDITIONS C1.00 DEMOLITION PLAN C1.01 C2.00 SITE PLAN AMENITY SPACE & PAVEMENT PLAN C2.01 RECOMBINATION PLAN C2.02 BUILD-TO REQUIREMENTS PLAN C2.04 FUTURE WEST STREET CONNECTION C3.00 GRADING & STORM DRAINAGE PLAN AVERAGE GRADE EXHIBIT BUILDINGS 1 AND 2 C3.05 AVERAGE GRADE EXHIBIT BUILDING 3 C3.06 C4.00 LITILITY PLAN DOWNSTREAM SEWER IMPROVEMENTS C4.01 C5.00 STORM CULVERT PLAN AND PROFILE C8.00 SITE DETAILS WATER DETAILS C8.02 STORM DRAINAGE & SEWER DETAILS C9.00 STORMWATER CONTROL MEASURE PLAN & DETAILS L5.00 PLANTING PLAN TREE CONSERVATION PLAN L5.01 16.00 PLANTING DETAILS BUILDING 1 AND 2 - PLAN VIEW - PENTHOUSE LEVEL A-058 BUILDING 1 - EXTERIOR ELEVATIONS A-201 **BUILDING 1 - EXTERIOR ELEVATIONS** A-202 A-203 **BUILDING 1 - EXTERIOR ELEVATIONS BUILDING 1 - EXTERIOR ELEVATIONS** A-204 **BUILDING 1 - EXTERIOR ELEVATIONS** A-206 **BUILDING 2 - EXTERIOR ELEVATIONS BUILDING 2 - EXTERIOR ELEVATIONS** A-208 **BUILDING 2 - EXTERIOR ELEVATIONS** A-209 BUILDING 2 - EXTERIOR RENDERING BUILDING 3 - FLOOR PLAN A1.0 **BUILDING 3 - PARKING STRUCTURE LEVEL 1** A1.1 A1.2 **BUILDING 3 - PARKING STRUCTURE LEVEL 8** A2.1 **BUILDING 3 - OVERALL BUILDING EXTERIOR ELEVATIONS** A2.2 BUILDING 3 - OVERALL BUILDING EXTERIOR ELEVATIONS A2.3 **BUILDING 3 - OVERALL BUILDING EXTERIOR ELEVATIONS**

CONDITIONS OF APPROVAL:

Kasey Evans

BUILDING 3 - ELEVATION TRANSPARENCY DIAGRAMS

BUILDING 3 - ELEVATION TRANSPARENCY DIAGRAMS

A TRAFFIC CONTROL AND PEDESTRIAN PLAN MUST BE APPROVED
PRIOR TO ISSUANCE OF ANY BULLDING OR CEMOLITION PERMITS
MASS GROUND, OR SPY ROYEN, WHO CANCE COURSE FREST
2. A REMOTE PARSONS AGRICUMENT IS REQUIRED PRIOR TO ISSUAN
OF A BILL LINGO PERMIT.

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

Digitally signed by Kasey

Evans Reason: I am approving

this document

Date: 2020 05 12

15:32:15-04'00'

PREUMINARY DRAWING - NOT RELEASED FOR CONSTRUC



MX. GATE REVISION DESCRIPTION

1. 01. 02. 2020 REVISION PER STOTIY OF RALIDON COMMENTS

2. 02. 27. 2020 REVISION PER SIND CITY OF RALIDON COMMENTS

3. 01. 26. 2020 REVISION PER SIND CITY OF RALIDON COMMENTS.

ADMINISTRATIVE SITE REVIEW FOR:

518 WEST CABARRUS ST RALEIGH, NORTH CAROLINA, 27603 PROJECT NUMBER: KAN-17030





phone 919, 361, 5000 fax 919, 361, 2269 icense number: C-0293

marine and in process

CONTACT

ANDY PADIAK - PROJECT MANAGER paciak@mcadamsco.com LINDA VASIL - TECHNICAL MANAGER

CUENT

KANE REALTY CORPORATION
43:1 LASSITER AT NORTH HILLS AVE, SUITE 250
RALEIGH, NORTH CAROLINA 27609
PANNE: 910 823 7755



PROJECT DIRECTORY

DEFELOPER
KANE REALTY CORPORATION
4312 LASSITER AT NORTH HILLS AVE SUITE 25/
RAIEIGH, NORTH CAROLINA 27609
PHONE: 915833.7756

ARCHITECT CLINE DESIGN ASSOCIATES 12: N. HARRINGTON STREET

PHONE: 919.833.6413

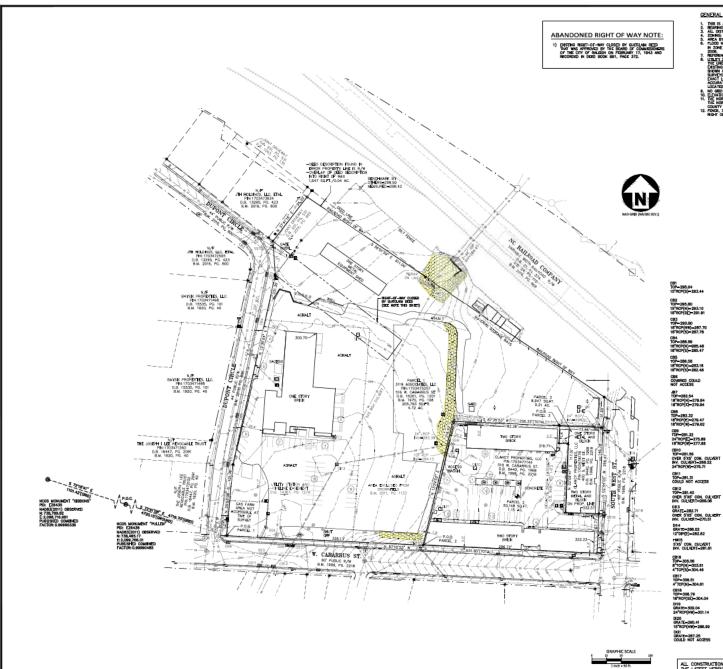
ARCHITECT DUDAPAINE ARCHITECTS LLP 333 LIGGETT STREET DURHAM, NORTH CAROLINA 27701

PHONE: 919.688.5133

LANDSCAPE/HARDSCAPE
STEWART ENGINEERING INC.
\$410 OLD POOL ROAD

BALEIGH, NORTH CARDLINA 27610
PHONE: 919.895.6886





GENERAL NOTES



LEGEND

- E4STING IRON PIPE RON PIPE SET
- SANITARY SEVER WANHOLE
- WATER VALVE WATER METER
- FRE HYDRANT TELEPHONE MANHOLE
- LIGHT POLE OURB INLET
- YARD INLET
- OUY WIFE
- m TELEPHONE PEDESTAL
- BOLLARD
- A GAS TEST STATION
- 511 FLECTRICAL TRANSFORME
- AR CONDITIONER HANDICAP SPACE

- SIGN POWER POLE ELECTRICAL BOX MONTORING WELL STORM DRAIN PIPE
- OVERHEAD UTILITY LINES WATER LINE SANTARY SEVER LINE
- GAS LINE UNDERGROUND TELEPHONI

FENCE LINE RIGHT OF WAY <u>•</u> PARKING COUNT 883

REP RAP

@ P.O.B. P.O.C. POINT OF BEGINNING POINT OF COMMENCEMEN

DATE REVISION DESCRIPTION

GLIGLEGEO REVISIO PER LEY CITY OF RALEIGH COMMENTS
GL. 27, 2003 REVISIO PER LEG CITY OF RALEIGH COMMENTS

PLAN INFORMATION

REVISIONS

FILENAME KAN17030-XC1 CHECKED BY UV DRAWN BY

SCALE 1"=50" DATE 09. 30. 2019

SHEET **EXISTING**

CONDITIONS C1.00

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

SSB FIM-291.45 PUMP STATION

SSD RM-292.16 GREASE TRAP

RELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



The John R. McAdams Company, Inc. 2903 Meridian Parkway Durham, NC 27713

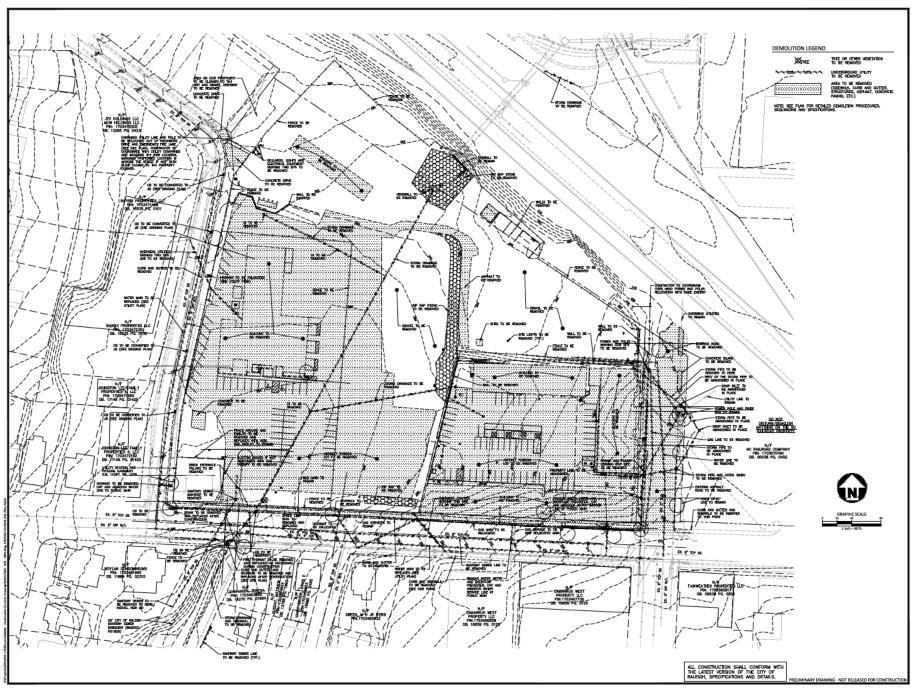
phone 919, 361, 5000 fax 919, 361, 2269 Scense number: C-0293 contact: Brian Purdy, RLA Purdy@mcadamsco.com

CUENT

KAVE REALTY CORPORATION 43:1 LASSITER AT NORTH HILLS AVE SUITE 250 RAIEIGH, NC 27609



WEST CABARRUS STREET
ADMINISTRATIVE SITE PLAN
RALEIGH, NORTH CAROLINA





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

phone 919, 361, 5000 fax 919, 361, 2269 license number: C-0293 contact: Brian Purdy, RLA Purdy@mcadamsco.com

CLIENT

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



WEST CABARRUS STREET ADMINISTRATIVE SITE PLAN RALEIGH, NORTH CAROLINA



REVISIONS

	DATE	NOVERON DESCRIPTION
	C1.E2.3030	MIVESTO PER LIST CITY OF MAJESTH COMMINTS
	03.27.3030	MEVERS PER 2ND CITY OF NAMES ACCOMMENT
ı	08.26,3020	REVISIO PER SIG CITY OF INLEIGH COMMENTS

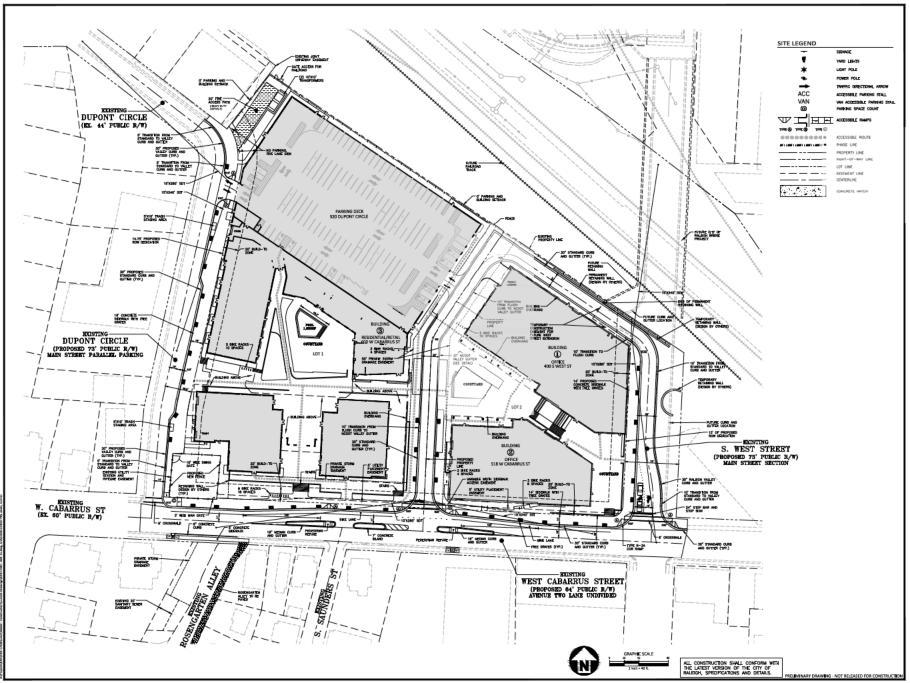
PLAN INFORMATION

PROJECT NO. KAN-17090
FILENAME KAN17090-0M1
CHECKED BY UV
DRAWN BY CIJ
SCALE 1*=40'
DATE 05.30.2019

SHEET

DEMOLITION PLAN

C1.01





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

phone 919, 361, 5000 fax 919, 361, 2269 Beense number: C-0293 contact: Brian Purdy, RLA Purdy@mcadamsco.com

CUENT

KAVE REALTY CORPORATION 43:1 LASSITER AT NORTH HILLS AVE SUITE 250 RAIEIGH, NC 27609



WEST CABARRUS STREET ADMINISTRATIVE SITE PLAN RALEIGH, NORTH CAROLINA



REVISIONS

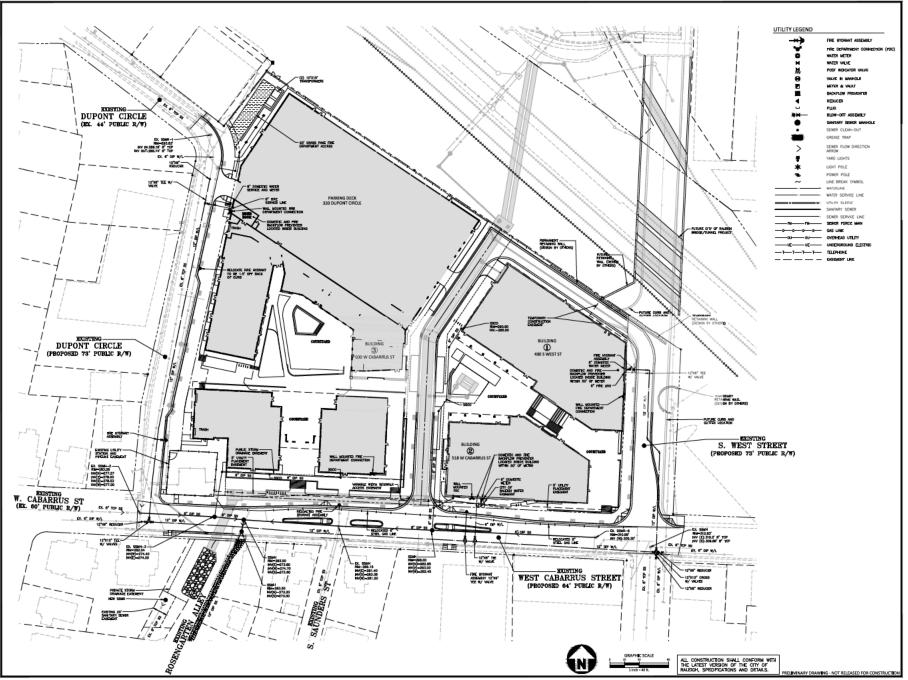
190.	DATE	REVESOR DESCRIPTION
1	01.00.2020	MEVISION PER LIST CITY OF BALEIGH COMMENTS
2	02.27.3000	MANAGE SET SED CLACK WITH BOX COMMERCE
3	98.26.3930	MINIBID PER SHO CEN OF BALLIGH COMMINES

PLAN INFORMATION

PROJECT NO. KAN-17090
FILENAME KAN17090-51
CHECKED BY LIV
DRAWN BY CJJ
SCALE 1*-60'
DATE 09. 30. 2019
SHEET

SITE PLAN

C2.00





The John R. McAdams Company, Inc. 2903 Meridian Parkway Durham, NC 27713

phone 919, 361, 5000 fax 919, 361, 2269 Scense number: C-0293 contact: Brian Purdy, RLA Purdy@mcadamsco.com

CUENT

KAVE REALTY CORPORATION 43:3 LASSITER AT NORTH HILLS AVE SUITE 250 RAIEIGH, NC 27609



WEST CABARRUS STREET
ADMINISTRATIVE SITE PLAN
RALEIGH, NORTH CAROLINA



REVISIONS

NO. DATE REVISION DESCRIPTION

1 01.02.000 MEVBED PIR 15T CITY OF ANABOH COMMISTS

2 03.27.2000 MEVBED PIR 16T CITY OF ANABOH COMMISTS

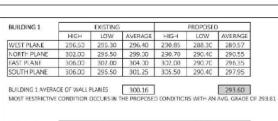
3 03.43.2000 MEVBED PIR 16T CITY OF ANABOH COMMISTS

PLAN INFORMATION

PROJECT NO. KAN-17090
FILENAME KAN17090-U1
CHECKED BY LY
DRAWN BY CJJ
SCALE 1*-60'
DATE 09.30.2019
SHEET

UTILITY PLAN

C4.00



BUILDING 2	EXISTING			PROPOSED		
	HIGH	LOW	AVERAGE	HIGH	LOW	AVERAGE
WEST PLANE	294.50	290.50	292.00	298.00	290.98	294.49
NORTH PLANE	298.00	290.50	294.25	305.50	290.50	298.00
EAST PLANE	306.00	298.00	302.00	305.50	305.50	305.50
SOUTH PLANE	306.00	294.50	300.25	307.00	298.00	302.50

BUILDING 2 AVERAGE OF WALL PLANES 297.00 300.10

MOST RESTRICTIVE CONDITION OCCURS IN THE EXISTING CONDITIONS WITH AN AVG. GRADE OF 297.00

Transporter And between 5'-15'

Will And between 5'-15'

Value of the service of



COWNER
Kone Realty
4321 Lassier at North Hills Ave | Suite 290
Ratingh, NC 27409

ICHBISCT Jobs | Palme Architects, PA 3 Liggett Street Johann, NIC 27701

CIVIL ENGINEER MoAdams 2905 Meridian Plovay

2905 Merklion Ployay Dutham, NC 27713 LANDSCAPE ASCHERCE

Robeigh, NC 27603 STEUCHURAL ENGENTER Scriene Design SSS Semethodie Steen Suite 200

MAP INIGINER
Newcomb & Boyd
8601 Fast Park Drive Suhe 301
Roboly, NC 27917

West Cabarrus Offices

518 West Cabarrus St. Ra**l**eigh, NC 27603

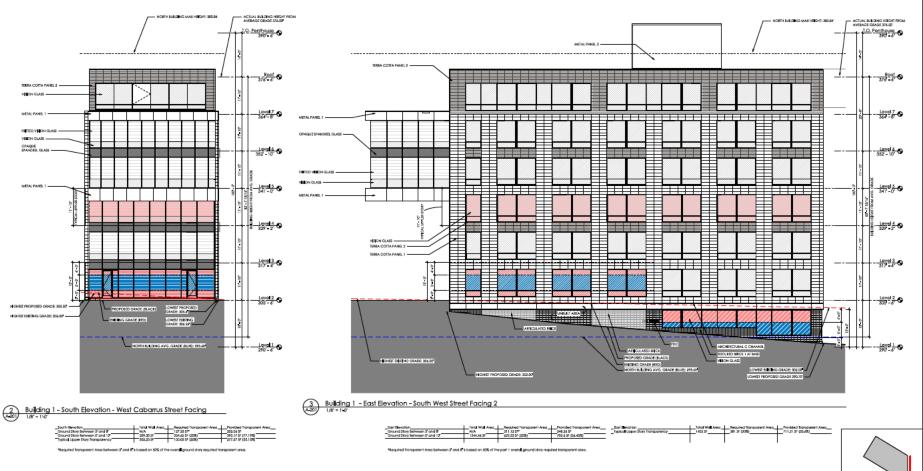
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Design Development

Administrative Site Review - Exterior Elevations



BUILDING 1	EXISTING			PROPOSED		
	HIGH	LOW	AVERAGE	HIGH	LOW	AVERAGE
WEST PLANE	296.50	295.30	296.40	230.85	288.30	289.57
NORTH PLANE	302.00	295.50	299.00	290.70	290.40	290.55
EAST PLANE	306.00	302.00	304.00	302.00	290.70	296.35
SOUTH PLANE	306.00	295.50	301.25	305.50	290.40	297.95

293.60

MOST RESTRICTIVE CONDITION OCCURS IN THE PROPOSED CONDITIONS WITH AN AVG. GRADE OF 293.61

BUILDING 2	EXISTING			PROPOSED		
	HIGH	LOW	AVERAGE	HIGH	LOW	AVERAGE
WEST PLANE	294.50	290.50	292.00	298.00	290.98	294.49
NORTH PLANE	298.00	290.50	294.25	305.50	290.50	298.00
EAST PLANE	306.00	298.00	302.00	305.50	305.50	305.50
SOUTH PLANE	CO.30E	294.50	300.25	307.00	298.0C	302.50

BUILDING 2 AVERAGE OF WALL PLANES 297.00

MOST RESTRICTIVE CONDITION OCCURS IN THE EXISTING CONDITIONS WITH AN AVG. GRADE OF 297.00'



Building 1 - South Elevation 1 - Interior Courtyard Facing



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Design Development

Administrative Site Review - Exterior **Elevations**

BUILDING 1	EXISTING			PROPOSED		
	HIGH	LOW	AVERAGE	HIGH	LOW	AVERAGE
WEST PLANE	296.50	295.30	296.40	290.85	288.30	289.57
NORTH PLANE	302.00	295.50	299.00	290.70	290.40	290.55
EAST PLANE	306.00	302.00	304.00	3D2.00	290.70	296.35
SOUTH PLANE	306.00	295.50	301.25	305.50	290.40	297.95

293.60

MOST RESTRICTIVE CONDITION OCCURS IN THE PROPOSED CONDITIONS WITH AN AVG. GRADE OF 293.61

BUILDING 2	EXISTING			PROPOSED		
	HIGH	LOW	AVERAGE	HIGH	LOW	AVERAGE
WEST PLANE	294.50	290.50	292.00	298.00	290.98	294.49
NORTH PLANE	298.00	290.50	294.25	305.50	290.50	298.00
EAST PLANE	306.00	298.00	302.00	305.50	305.50	305.50
SOUTH PLANE	306.00	294,50	300.25	307.00	298.00	302.50

BUILDING 2 AVERAGE OF WALL PLANES 297.00

MOST RESTRICTIVE CONDITION OCCURS IN THE EXISTING CONDITIONS WITH AN AVG. GRADE OF 297.00'





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Administrative Site Review - Exterior

Elevations

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	HIGH	LOW	AVERAGE	HIGH	LOW	AVERAGE
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	HIGH	LOW	AVERAGE	HIGH	LOW	AVERAGE
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SOUTH PLANE	306.00	294.50	300.25	307.00	298.00	302.50

BUILDING 2 AVERAGE OF WALL PLANES 297.00

MOST RESTRICTIVE CONDITION OCCURS IN THE EXISTING CONDITIONS WITH AN AVG. GRADE OF 297.00'



Building 1 - North Elevation - Private Drive Facing



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Administrative Site Review - Exterior **Elevations**

BUILDING 1	EXISTING			PROPOSED		
	HIGH	LOW	AVERAGE	HIGH	LOW	AVERAGE
WEST PLANE	296.50	295.30	296.40	290.85	288.30	289.57
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EAST PLANE	306.00	302.00	304.00	3D2.00	290.70	296.35
SOUTH PLANE	306.00	295.50	301.25	305.50	290.40	297.95

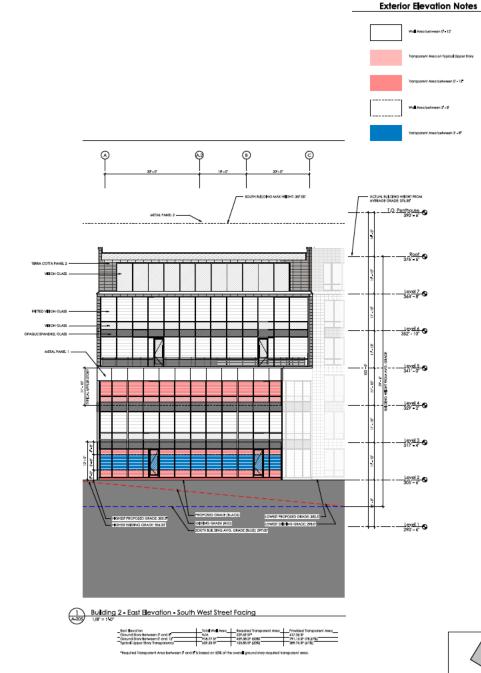
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BUILDING 2		EXISTING			PROPOSED)
	HIGH	LOW	AVERAGE	HIGH	LOW	AVERAG
WEST PLANE	294.50	290.50	292.00	298.00	290.98	294.49
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SOUTH PLANE	306.00	294,50	300.25	307.00	298.00	302.50

BUILDING 2 AVERAGE OF WALL PLANES 297.00

MOST RESTRICTIVE CONDITION OCCURS IN THE EXISTING CONDITIONS WITH AN AVG. GRADE OF 297.00'



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Administrative Site Review - Exterior **Elevations**



BUILDING 1	EXISTING			PROPOSED		
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	HIGH	LOW	AVERAGE	HIGH	LOW	AVERAGE
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EAST PLANE	306.00	298.00	302.00	305.50	305.50	305.50
SOUTH PLANE	306.00	294,50	300.25	307.00	298.00	302.50

BUILDING 2 AVERAGE OF WALL PLANES 297.00

MOST RESTRICTIVE CONDITION OCCURS IN THE EXISTING CONDITIONS WITH AN AVG. GRADE OF 297.00'



Building 2 - West Elevation - Private Drive Facing

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Design Development

Administrative Site Review - Exterior **Elevations**

BUILDING 1 EXISTING PROPOSED WEST PLANE 296.50 295.30 296.40 290.85 288.30 289.57 NORTH PLANE 302.00 295.50 299.00 299.00 299.00 299.05 EAST PLANE 306.00 302.00 304.00 302.00 290.70 290.00 296.55 SOUTH PLANE 306.00 295.50 301.25 305.50 290.40 297.95 BUILDING 1.AYERAGE OF WALL PLANES 300.16 293.60		DA PAINE
MOST RESTRICTIVE CONDITION OCCURS IN THE PROPOSED CONDITIONS WITH AN AVG. GRADE OF 293.61		CHITECTS
BUILDING 2 EXISTING PROPOSED HIGH LOW AVERAGE HIGH LOW AVERAGE WEST PLANE 294.50 299.50 292.20 298.00 290.98 294.49 NORTH PLANE 298.00 299.50 294.55 305.50 290.5C 298.00 EAST PLANE 506.00 298.00 302.00 305.50 305.50 305.50 SOUTH PLANE 306.00 294.50 300.25 307.00 298.00 302.50 BUILDING 2 AVERAGE OF WALL PLANES 297.00 300.10	CANDA Kram Salesty CANDA Kram Salesty CANDA	III. 1 Plovay 27713
MOST RESTRICTIVE CONDITION OCCURS IN THE EXISTING CONDITIONS WITH AN AVG. GRADE OF 297.00	223 S West 1 227 - 0" 227	27633 INGENITE STREET SURE 300 17401
— SOUTH BUILDING MAX HEIGHT SI		7/401 B Boyd k Offee Suite 301 17/41 7
/		t Cabarrus
TERRA COSTA PANEL 2	1990 COTIA PANEL 2	Offices
VBEN GLASS	30 VNCH CO.CO.	est Cabarrus St.
VIBEN GLASS TERRA COTIA PANEL 2 TIERRA COTIA PANEL 1		igh, NC 27603
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	366 - 67	
TIBRA COTA PANEL 2		
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Construction course that of	COTHER AND AND GRACE BUILD SEZED HOSELD REPORTED HOSELD REVOLUTION SELECT	
3 Building 2 - North Elevation 2 - Interior Courtyard Facing	/ 1 \ Bullding 2 - North Bevation 1 - Interior Courtvard Facing	Development
1/8" = 1-2"	Admin	nistrative Site
	Review Elevati	w - Exterior tions



VIEW FROM CORNER OF W. CABARRUS STREET AND S. WEST STREET AT AMENITY SPACE





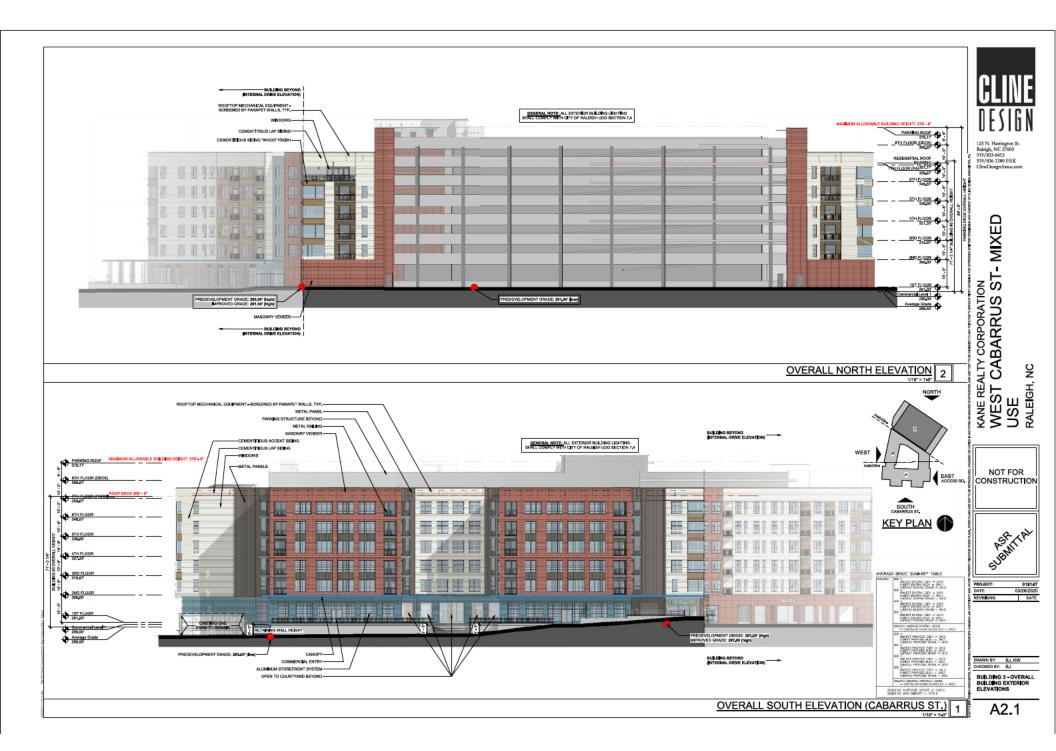
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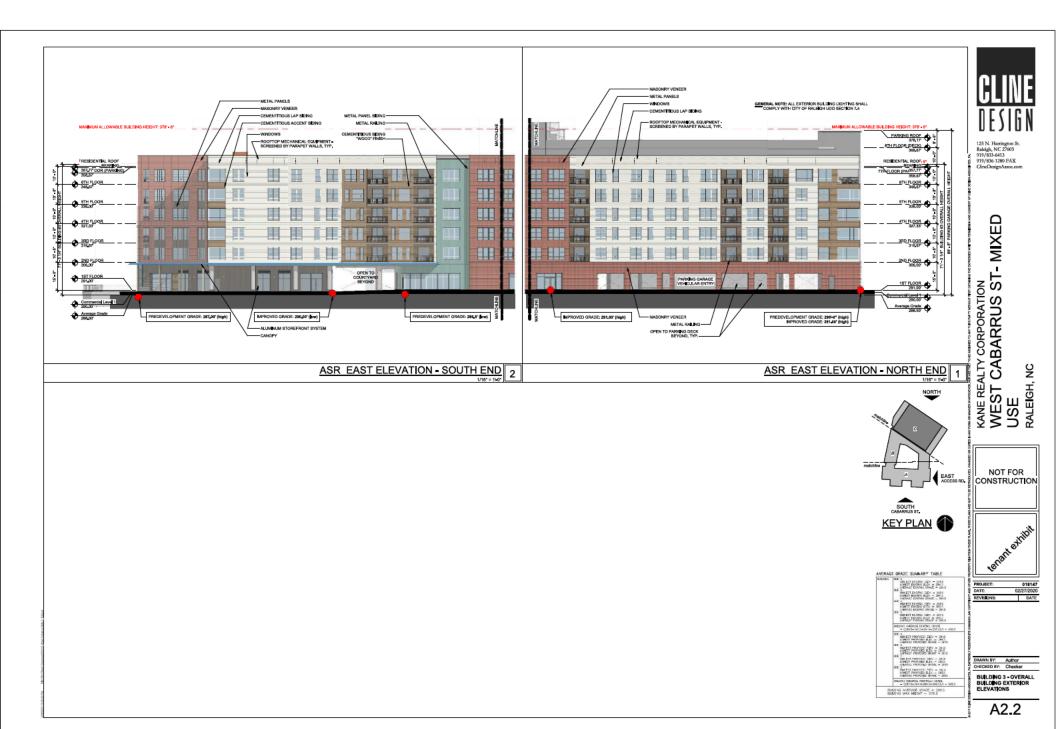
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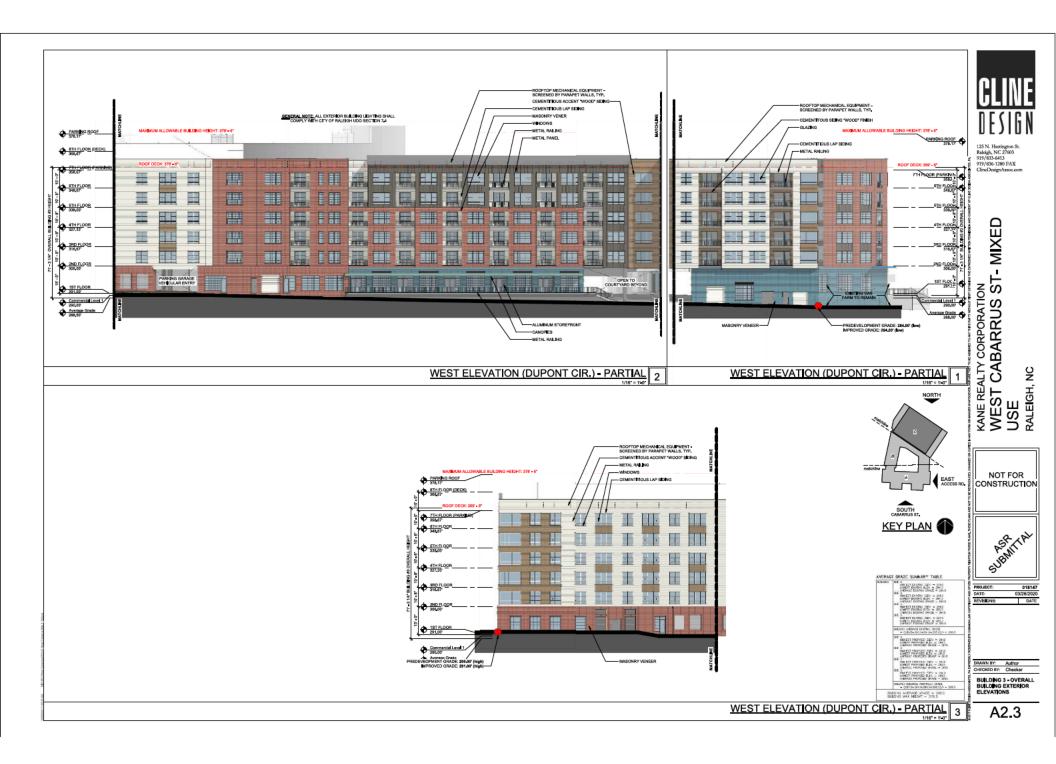
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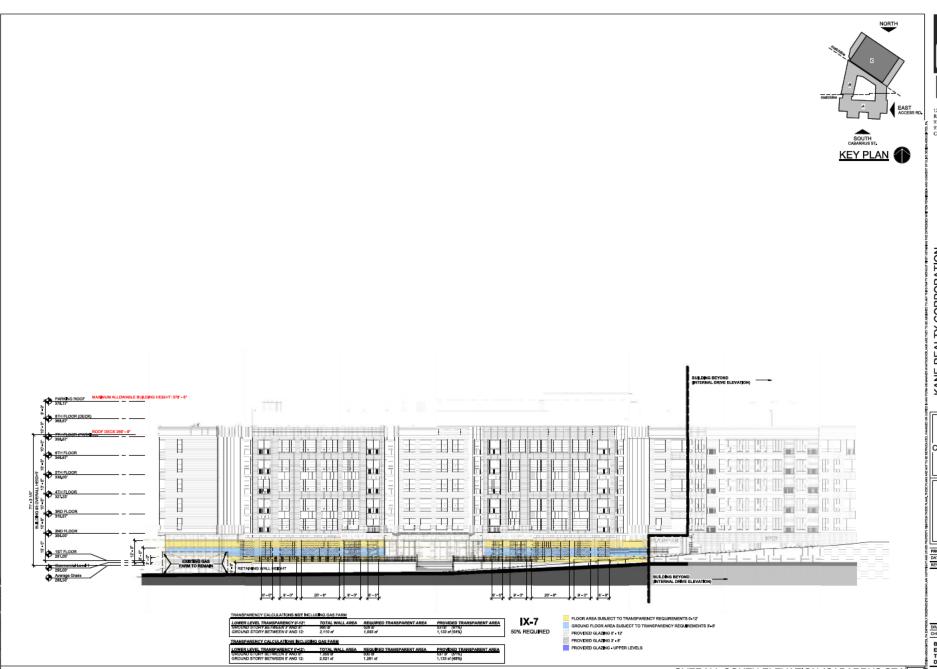
Design Development

Administrative Site Review - Exterior Rendering









DESIGN

125 N. Herrington Sc. Raldgh, NC 27605

9 199/836-4120 Flax

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Clind Diegol Plax

Clind Diegol Plax

KANE REALTY CORPORATION
WEST CABARRUS ST- MIXED
USE
RALEIGH, NC

NOT FOR CONSTRUCTION



PROJECT: 018147
DATE: 03/26/2020
REVISIONS: DATE

DRAWN BY: Author
CHECKED BY: Checker

BUILDING 3 -

BUILDING 3 -ELEVATION TRANSPARENCY DIAGRAMS

OVERALL SOUTH ELEVATION (CABARRUS ST.)

A2.4

