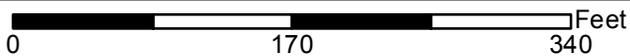
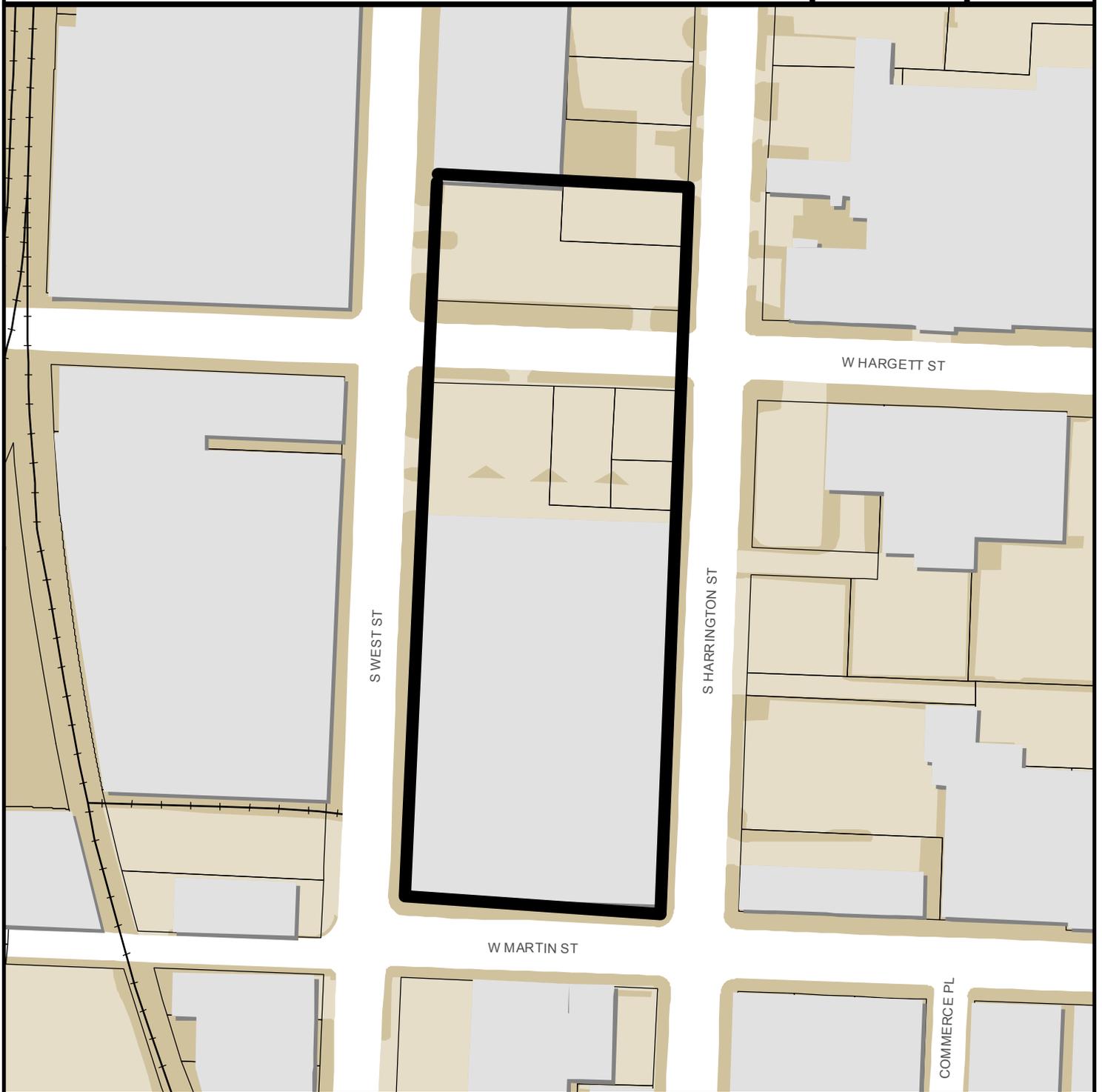


DILLION SR-21-2015



Zoning: **DX-20-SH-CU**

CAC: **Central**

Drainage Basin: **Rocky Branch**

Acreage: **2.52**

Square Feet: **541,272**

Planner: **Justin Rametta**

Phone: **(919) 996-2665**

Applicant: **Kane Realty Corp.**

Phone: **(919) 369-4096**





Planning & Development

Development Services
 Customer Service Center
 One Exchange Plaza, Suite 400
 Raleigh, NC 27601
 Phone 919-996-2495
 Fax 919-516-2685

Administrative Site Review Application For UDO Districts Only

SR-21-15

When submitting plans, please check 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 452199 Assigned Project Coordinator <i>Rametta</i> Assigned Team Leader <i>Shankle</i>
Has your project previously been through the Due Diligence process? If yes, provide the transaction #		
GENERAL INFORMATION		
Development Name Dillon		
Zoning District DX-20-SH-UC		
Proposed Use Mixed Use Office, Retail and residential		
Property Address(es) 223 S West , 410 W Martin, 218 S Harrington, 403 W Hargett, 406 W Hargett, 126 S Harrington, 210 S Harrington, 401 W Hargett		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. Recorded Deed <input checked="" type="checkbox"/> 1703580296, 1703581503	P.I.N. Recorded Deed <input checked="" type="checkbox"/> 1703581004, 1703581586	P.I.N. Recorded Deed <input checked="" type="checkbox"/> 1703581165, 1703582309
P.I.N. Recorded Deed <input checked="" type="checkbox"/> 1703581357, 1703582304		
What is your project type? <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input checked="" type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input checked="" type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Cottage Court <input type="checkbox"/> Other: If other, please describe:		
WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. <small>Mixed use building with approximately 214,000 +/- sf office; 256 residential units; 30,000 to 40,000 sf retail; and structured parking (980 +/- spaces in south building deck and 60 +/- spaces on two levels in north building deck)</small>	
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 Building massing, Transparency, Mixed Use (Stoops), Sidewalk Width, Right of Way Dedication, Minimum Ground Floor Height	
CLIENT/DEVELOPER/ OWNER	Company Kane Realty Corporation	Name (s) David Parker, Greg Kuruc
	Address 4321 Lassiter At North Hills Ave, Suite 250, Raleigh, NC 27609	
	Phone 919-719-5438	Email gkuruc@kanerealtycorp.com Fax
CONSULTANT (Contact Person for Plans)	Company Stewart	Name (s) Joe Puckett
	Address 421 Fayetteville St, Suite 400, Raleigh, NC 27601	
	Phone 919-866-4829	Email jpuckett@stewartinc.com Fax 919-380-8752

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information		Building Information	
Zoning District(s) DX-20-SH-CU		Proposed building use(s) Mixed Use	
If more than one district, provide the acreage of each		Existing Building(s) sq. ft. gross 67,200	
Overlay District		Proposed Building(s) sq. ft. gross 541,272	
Total Site Acres	Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 2.52	Total sq. ft. gross (existing & proposed) 541,272	
Off street parking Required 676 Provided 1040		Proposed height of building(s) 226 & 81' Stories 17 & 6	
COA (Certificate of Appropriateness) case #		FAR (floor area ratio percentage) 493.1%	
BOA (Board of Adjustment) case # A-		Building Lot Coverage percentage (site plans only)	
CUD (Conditional Use District) case # Z- 1-2015		Height of 1 st Floor 22'	
Stormwater Information			
Existing Impervious Surface acres/square feet 126,997		Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface acres/square feet 129,199		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 262	7. Open Space (only) or Amenity
2. Total # Of Congregate Care Or Life Care Dwelling Units	8. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total Number of Hotel Units	
4. Overall Total # Of Dwelling Units (1-6 Above) 262	
5. Bedroom Units 1br 176 2br 76 3br 10 4br or more	
6. Infill Development 2.2.7	

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 KANE REALTY CORPORATION 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.

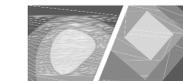
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed [Signature] 11/3/2015 Date

Signed _____ Date _____

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input type="checkbox"/>				
2. <u>Site Review</u> completed and signed by the property owner	<input type="checkbox"/>				
3. Client must complete and print page 1 and 2 of the <u>Site Review</u> to the plan cover sheet (not applicable for infill recombination)	<input type="checkbox"/>	<input type="checkbox"/>			
4. I have referenced the <u>Site Review</u> 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 type="checkbox"/>				
5. Provide the following plan sheets:	<input type="checkbox"/>				

a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site Plan	<input type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan; Approach to Stormwater	<input type="checkbox"/>		✓		
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Landscaping Plan	<input type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height of buildings to be removed	<input type="checkbox"/>	<input type="checkbox"/>	✓		
i) Transportation Plan	<input type="checkbox"/>	<input 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 type="checkbox"/>		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input 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 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 type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input type="checkbox"/>				
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input type="checkbox"/>			✓
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input type="checkbox"/>	✓		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input type="checkbox"/>			✓



STEWART

421 FAYETTEVILLE ST. STE 400 FIRM LICENSE # C-1051
RALEIGH, NC 27601 www.stewartinc.com
T: 919.380.8750 PROJECT # C15088

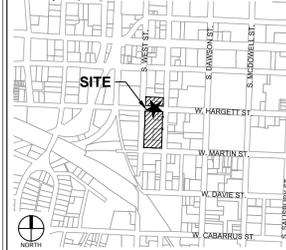
Client:

KANE REALTY CORPORATION
4321 LASSITER AT NORTH HILLS AVE.
SUITE 250
RALEIGH, NC 27609
T: 919.833.7755
F: 919.833.2473

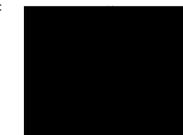
Project:

KANE DILLON SUPPLY

Vicinity map:



Seal:



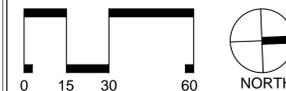
PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Issued for:

PRELIMINARY SITE PLAN

No. Date Description

No.	Date	Description

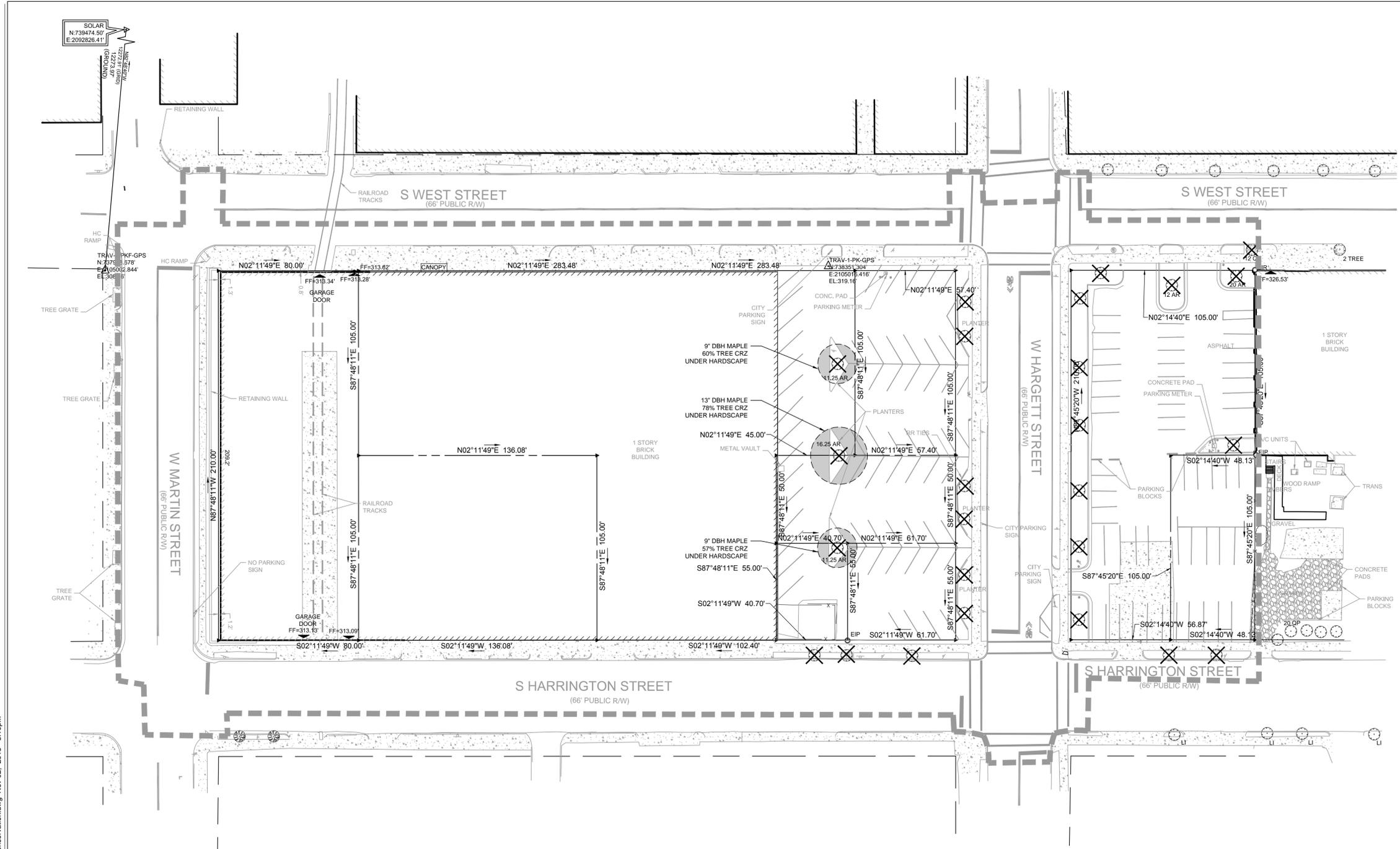


Scale: 1"=30'

Title:

OVERALL TREE CONSERVATION PLAN

Project number: C15088 Sheet:
Date: 10.15.2015
Drawn by: RS
Approved by: JWP **C1.10**



NOTES:

- SEE SHEET C2.00 FOR DEMOLITION PLAN.
- SEE SHEET C3.00 FOR GENERAL AND SITE NOTES.
- THERE IS NO TREE CONSERVATION AVAILABLE ON SITE.
- THE TREE SURVEY INDICATES THAT IN THE SOUTHERN RECOMBINED PARCEL THE ONLY EXISTING TREES TO BE CONSIDERED FOR TCA ARE IN PARKING LOT ISLANDS AND ALONG THE STREET. THE EXISTING TREES DO NOT COUNT FOR TREE CONSERVATION BECAUSE MORE THAN 30% OF THEIR CRZ INTERSECTS HARDSCAPE (UDO 9.1.4.C) AS THIS IS AN URBAN INFILL AND REUSE SITE. THERE ARE NO OTHER TREES ON SITE TO PROTECT.
- NORTHERN PARCEL IS UNDER 2 ACRES AND IS NOT CONSIDERED FOR TCA.

LEGEND:

- TREES TO BE REMOVED
- TREES TO REMAIN
- TREE CRZ UNDER HARDSCAPE
- PROJECT LIMITS

C:\2015\C15088 - Kane Dillon Supply\DWGS1 - Design\Sheets3_Administrative\Site\C15088AS-C1.10-Tree Conservation.dwg Nov 02, 2015 - 3:10pm