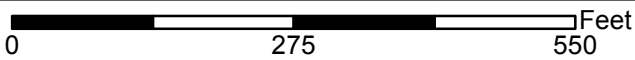


SMOKEY HOLLOW SR-53-2016



Zoning: **DX-12-SH, IX-12**

CAC: **North Central**

Drainage Basin: **Pigeon House**

Acreage: **3.75**

Sq. Ft/ units.: **652500/ 445**

Planner: **Meade Breadshaw**

Phone: **(919) 996-2664**

Applicant: **Kane Realty Corp**

Phone: **919-369-4096**



SR-53-14

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 481270 Assigned Project Coordinator Assigned Team Leader Bradshaw
Has your project previously been through the <i>Due Diligence or Sketch Plan Review</i> process? If yes, provide the transaction #		
GENERAL INFORMATION		
Development Name SMOKEY HOLLOW		
Zoning District DX-12-SH & IX-12	Overlay District (if applicable) N/A	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use MULTI-FAMILY RESIDENTIAL & RETAIL		
Property Address(es) 435 WEST PEACE STREET		Major Street Locator: WEST PEACE AND NORTH WEST STREETS
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. 1704-51-2665; 1704-51-2991	P.I.N. 1704-51-4878; 1704-52-5033	P.I.N. 1704-52-2047; 1704-52-3046
P.I.N. 1704-52-4035		
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 type="checkbox"/> Hotels/Motels <input type="checkbox"/> Banks <input type="checkbox"/> Retail		
<input 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. NEW MIXED-USE BUILDING AND RELATED SITE DEVELOPMENT	
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	
CLIENT/DEVELOPER/ OWNER	Company KANE REALTY CORPORATION	Name (s) DAVID PARKER
	Address 4321 Lassiter at North Hills Ave. Suite 250, Raleigh, NC 27609	
	Phone 919-369-4096	Email dparker@kanerealtycorp.com Fax 919-833-2473
CONSULTANT (Contact Person for Plans)	Company WITHERSRAVENEL	Name (s) LOFTEE SMITH
	Address 131 & 1/2 SOUTH WILMINGTON STREET; RALEIGH NC 27601	
	Phone 919-535-5125	Email LSMITH@WITHERSRAVENEL.COM Fax 919-469-6008

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

Zoning Information	Building Information
Zoning District(s) DX-12-SH & IX-12	Proposed building use(s) RETAIL & RESIDENTIAL
If more than one district, provide the acreage of each: DX:1.80AC & IX: 1.45AC	Existing Building(s) sq. ft. gross TO BE DEMOLISHED
Overlay District N/A	Proposed Building(s) sq. ft. gross 652,500 SF
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No +/-3.75 ACRES	Total sq. ft. gross (existing & proposed) 652,500 SF
Off street parking: Required 501 Provided 803	Proposed height of building(s) +/- 144'
COA (Certificate of Appropriateness) case # N/A	# of stories 12 Stories
BOA (Board of Adjustment) case # A- N/A	Ceiling height of 1 st Floor +/- 20'
CUD (Conditional Use District) case # Z- N/A	

Stormwater Information

Existing Impervious Surface +/-138,950 SF acres/square feet	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface +/-131,600 SF 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 YES Flood Study NONE FEMA Map Panel # 3720170400J; 1704

FOR RESIDENTIAL DEVELOPMENTS

1. Total # Of Apartment, Condominium or Residential Units 445	5. Bedroom Units: 1br 190 2br 123 3br 24 studio 108
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 N/A	7. Open Space (only) or Amenity +/-15,250 SF
4. Overall Total # Of Dwelling Units (1-6 Above) 445	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK (Applicable to all developments)

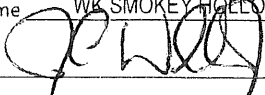
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.

I hereby designate LOFTEE SMITH/WITHERSRAVENEL 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.

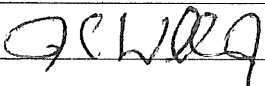
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed  Date 6.14.16

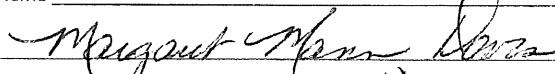
Printed Name WK SMOKEY HOLLOW, LLC

Signed  Date 6/14/2016


Printed Name THE CROSSLAND COMPANY

Signed  Date 6/14/2016

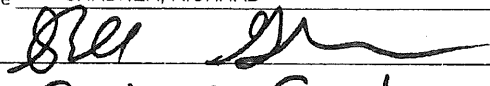
Printed Name CHAUCER INVESTMENTS, LLC

Signed  Date 6/14/2016

Printed Name DAVIS, MARGARET MANN ¹¹³ TRUSTEE MANN, MARGARET ALTMAN TRUSTEE

Signed  Date 6/14/2016

Printed Name GARDNER, RICHARD

Signed  Date 6/14/16

Printed Name Richard GARDNER

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	<input 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.	<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"/>				✓

