



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): _____

Please review UDO Section 10.2.8. 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 and Development Type (Check all that apply)		Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #: SUB-0001-2023
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed use	Scoping/sketch plan case #: _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Certificate of Appropriateness #: _____
<input type="checkbox"/> Apartment	<input type="checkbox"/> Cottage Court	Board of Adjustment #: _____
<input type="checkbox"/> Tiny house	<input type="checkbox"/> Frequent Transit Development Option	Zoning Case #: _____
<input type="checkbox"/> Open lot		Design Alternate #: _____

GENERAL INFORMATION

Development name: City Gateway Parking Facility

Inside City limits? Yes No

Property address(es): 130 Kindley Street, Raleigh, NC 27601

Site P.I.N.(s): 1703558561; 1703557221

Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).
City Gateway Parking Facility proposes a phased development comprised of an automated parking vehicle storage facility with a public rooftop plaza at Kindley St., and a 264 key hotel. The automated parking facility has loading bays on both the McDowell and Kindley St levels. The majority of the McDowell St. level will be used as a self-park quick-charging EV depot. The rooftop plaza is heavily vegetated and includes program space for outdoor entertainment, easy access throughout the entire site, and two elevated viewing platforms. The brand hotel will be 16 stories, 264 keys, with retail, restaurant, and lounge amenities located at both the Kindley St. plaza and McDowell St. levels.

Current Property Owner(s): Robert W. Ferris

Company: Capital City Urban Development, LLC Title: Managing Member

Address: 333 Fayetteville St, Ste 225, Raleigh, NC 27601

Phone #: (919) 610-2251 Email: rferris@firstfloor.biz

Applicant Name (If different from owner. See "who can apply" in instructions):

Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder

Company: Address:

Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact: Robert W. Ferris	
Company: Capital City Urban Development, LLC	Title: Managing Member
Address: 333 Fayetteville St, Ste 225, Raleigh, NC 27601	
Phone #: (919) 610-2251	Email: rferris@firstfloor.biz
Applicant Name:	
Company:	Address:
Phone #:	Email:

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): DX-40-CU	Existing gross floor area (not to be demolished): 0
Gross site acreage: 1.63 AC	Existing gross floor area to be demolished: 0
# of parking spaces proposed: 779	New gross floor area: 318,321 sf
Max # parking permitted (7.1.2.C): N/A	Total sf gross (to remain and new): 318,321 sf
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 16
Proposed use (UDO 6.1.4): Hotel & Parking Facility	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) <u>0</u> Proposed total (sf) <u>77,100</u>	Impervious Area for Compliance (includes ROW): Existing (sf) <u>0</u> Proposed total (sf) <u>77,100</u>

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel bedrooms: 264
# of bedroom units: 1br _____ 2br _____ 3br _____ 4br or more _____	
# of lots:	Is your project a cottage court? <input type="radio"/> Yes <input checked="" type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input checked="" type="radio"/> No

Continue to Applicant Signature Block on Page 4.

APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

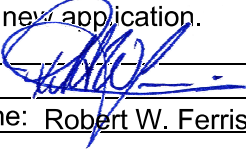
Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

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.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued, and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature:



Date: 5/7/24

Printed Name: Robert W. Ferris

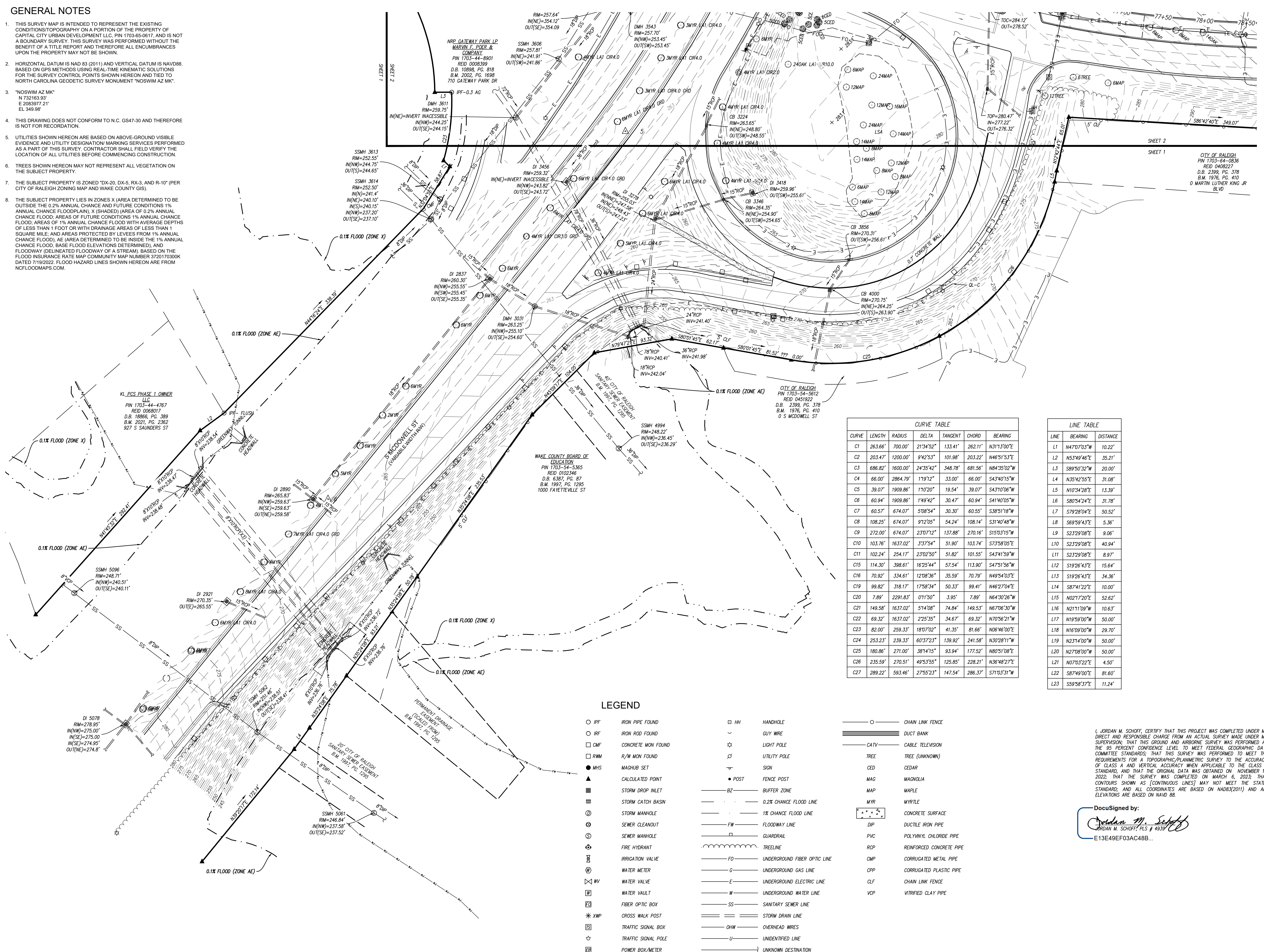
Signature:

Date:

Printed Name:

GENERAL NOTES

- THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS/TOPOGRAPHY ON A PORTION OF THE PROPERTY OF CAPITAL CITY URBAN DEVELOPMENT LLC, PIN 1703-65-0617, AND IS NOT A BOUNDARY SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
- HORIZONTAL DATUM IS NAD 83 (2011) AND VERTICAL DATUM IS NAVD88. BASED ON GPS METHODS USING REAL-TIME KINEMATIC SOLUTIONS FOR THE SURVEY CONTROL POINTS SHOWN HEREON AND TIED TO NORTH CAROLINA GEODETIC SURVEY MONUMENT "NOSWIM AZ MK".
- "NOSWIM AZ MK" N 732163.93' E 2085977.21' EL 349.98'
- THIS DRAWING DOES NOT CONFORM TO N.C. GS47-30 AND THEREFORE IS NOT FOR RECORDATION.
- UTILITIES SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE EVIDENCE AND UTILITY DESIGNATION MARKING SERVICES PERFORMED AS A PART OF THIS SURVEY. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE COMMENCING CONSTRUCTION.
- TREES SHOWN HEREON MAY NOT REPRESENT ALL VEGETATION ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS ZONED "DX-20, DX-5, RX-3, AND R-10" (PER CITY OF RALEIGH ZONING MAP AND WAKE COUNTY GIS).
- THE SUBJECT PROPERTY LIES IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN), X (SHADED) (AREA OF 0.2% ANNUAL CHANCE FLOOD), AREAS OF FUTURE CONDITIONS 1% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), AE (AREA DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED), AND FLOODWAY (DELINEATED FLOODWAY OF A STREAM), BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720170300K DATED 7/19/2022. FLOOD HAZARD LINES SHOWN HEREON ARE FROM NCFLOODMAPS.COM.



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	263.66'	700.00'	21°34'52"	133.41'	262.11'	N31°30'0"E
C2	203.47'	1200.00'	9°42'53"	101.98'	203.22'	N46°51'53"E
C3	686.82'	1600.00'	24°35'42"	348.78'	681.56'	N84°35'02"W
C4	66.00'	2864.79'	1°19'12"	33.00'	66.00'	S43°40'15"W
C5	39.07'	1909.86'	1°10'20"	19.54'	39.07'	S43°10'06"W
C6	60.94'	1909.86'	1°49'42"	30.47'	60.94'	S41°40'05"W
C7	60.57'	674.07'	5°08'54"	30.30'	60.55'	S38°51'18"W
C8	108.25'	674.07'	9°12'05"	54.24'	108.14'	S31°40'48"W
C9	272.00'	674.07'	23°07'12"	137.88'	270.16'	S15°03'15"W
C10	103.76'	1637.02'	3°37'54"	51.90'	103.74'	S73°58'05"E
C11	102.24'	254.17'	23°02'50"	51.82'	101.55'	S43°41'59"W
C15	114.30'	398.61'	16°25'44"	57.54'	113.90'	S47°51'56"W
C16	70.92'	334.61'	12°08'36"	35.59'	70.79'	N49°54'03"E
C19	99.82'	318.17'	17°58'34"	50.33'	99.41'	N46°27'04"E
C20	7.89'	2291.83'	0°11'50"	3.95'	7.89'	N64°30'26"W
C21	149.58'	1637.02'	5°14'08"	74.84'	149.53'	N67°06'30"W
C22	69.32'	1637.02'	2°25'35"	34.67'	69.32'	N70°56'21"W
C23	82.00'	259.33'	18°07'02"	41.35'	81.66'	N06°46'00"E
C24	253.23'	239.33'	60°37'23"	139.92'	241.58'	N30°28'11"W
C25	180.86'	271.00'	38°14'15"	93.94'	177.52'	N80°51'08"E
C26	235.59'	270.51'	49°53'55"	125.85'	228.21'	N36°48'27"E
C27	289.22'	593.46'	27°55'23"	147.54'	286.37'	S71°03'31"W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N47°07'03"W	10.22'
L2	N53°49'46"E	35.21'
L3	S89°50'32"W	20.00'
L4	N35°42'55"E	31.08'
L5	N10°34'28"E	13.39'
L6	S80°54'24"E	31.78'
L7	S79°28'04"E	50.52'
L8	S69°59'43"E	5.36'
L9	S23°29'08"E	9.06'
L10	S23°29'08"E	40.94'
L11	S23°29'08"E	8.97'
L12	S19°26'43"E	15.64'
L13	S19°26'43"E	34.36'
L14	S87°41'22"E	10.00'
L15	N02°17'20"E	52.62'
L16	N21°11'09"W	10.63'
L17	N19°59'00"W	50.00'
L18	N16°09'00"W	29.70'
L19	N23°14'00"W	50.00'
L20	N27°08'00"W	50.00'
L21	N07°03'22"E	4.50'
L22	S87°49'00"E	81.60'
L23	S59°58'37"E	11.24'

LEGEND

○ IFF	IRON PIPE FOUND	□ HH	HANDHOLE	○	CHAIN LINK FENCE
○ IRF	IRON ROD FOUND	—	GUY WIRE	—	DUCT BANK
□ CMF	CONCRETE MON FOUND	☆	LIGHT POLE	—	CABLE TELEVISION
□ RWM	R/W MON FOUND	⊙	UTILITY POLE	TREE	TREE (UNKNOWN)
● MHS	MAGHUB SET	⊙	SIGN	○ CED	CEDAR
▲	CALCULATED POINT	● POST	FENCE POST	○ MAG	MAGNOLIA
■	STORM DROP INLET	— BZ	BUFFER ZONE	○ MAP	MAPLE
■	STORM CATCH BASIN	—	0.2% CHANCE FLOOD LINE	○ MYR	MYRTLE
○	STORM MANHOLE	—	1% CHANCE FLOOD LINE	□	CONCRETE SURFACE
○	SEWER CLEANOUT	— FW	FLOODWAY LINE	□	DUCTILE IRON PIPE
○	SEWER MANHOLE	□	GUARDRAIL	□	PVC
○	FIRE HYDRANT	—	TREELINE	□ RCP	REINFORCED CONCRETE PIPE
⊗	IRRIGATION VALVE	— FO	UNDERGROUND FIBER OPTIC LINE	□ CMP	CORRUGATED METAL PIPE
⊗	WATER METER	— G	UNDERGROUND GAS LINE	□ CVP	CORRUGATED PLASTIC PIPE
⊗	WATER VALVE	— E	UNDERGROUND ELECTRIC LINE	□ CLF	CHAIN LINK FENCE
⊗	WATER VAULT	— W	UNDERGROUND WATER LINE	□ VCP	VITRIFIED CLAY PIPE
□	FIBER OPTIC BOX	— SS	SANITARY SEWER LINE		
*	CROSS WALK POST	—	STORM DRAIN LINE		
□	TRAFFIC SIGNAL BOX	— OHW	OVERHEAD WIRES		
⊙	TRAFFIC SIGNAL POLE	— U	UNIDENTIFIED LINE		
□	POWER BOX/METER	—	UNKNOWN DESTINATION		

STEWART
 5410 OLD POOLE RD
 RALEIGH, NC 27610
 T919.380.8750
 FIRM LICENSE # C-1051
 www.stewartinc.com
 PROJECT # ---

Vicinity Map:

Scale: 1" = 50'

0 25 50 100

Scale: 1" = 50'

North Arrow: NORTH NAD83(2011)

Title: **EXISTING CONDITIONS SURVEY FOR:**

CITY GATEWAY

RALEIGH TOWNSHIP, CITY OF RALEIGH
 WAKE COUNTY, NORTH CAROLINA
 DATE: 02-07-23 SCALE: 1" = 50'
 CONTOUR INTERVAL = 1 FOOT
 PREPARED FOR:
 CAPITAL CITY URBAN DEVELOPMENT, LLC

Revisions:

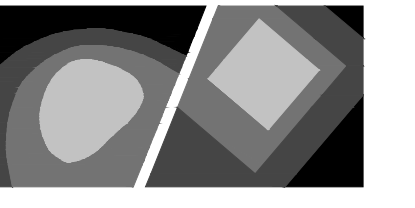
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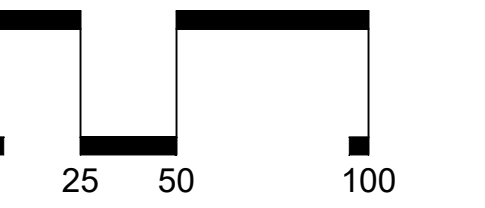
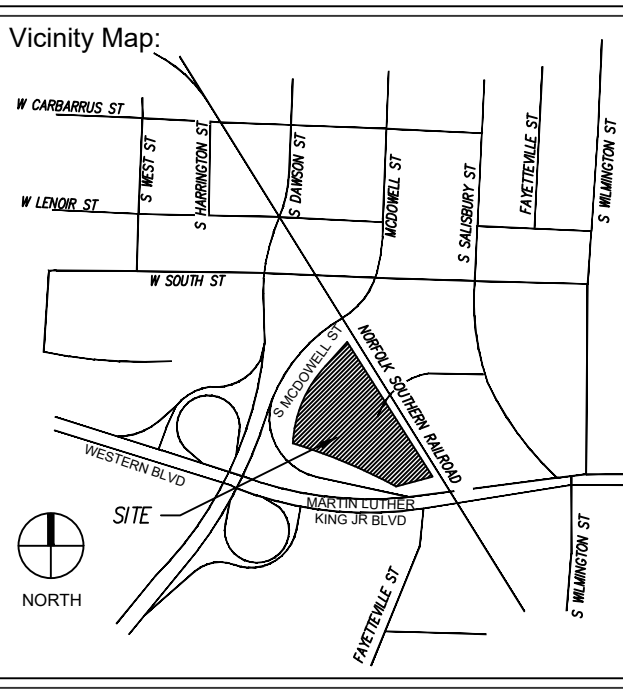
Project #: G21173 Sheet:
 Date: 03/06/2023
 Drawn by: NMH
 Checked by: JMS

1 of 3



STEWART
 5410 OLD POOLE RD
 RALEIGH, NC 27610
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FIRM LICENSE # C-1051
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 PROJECT # G21173



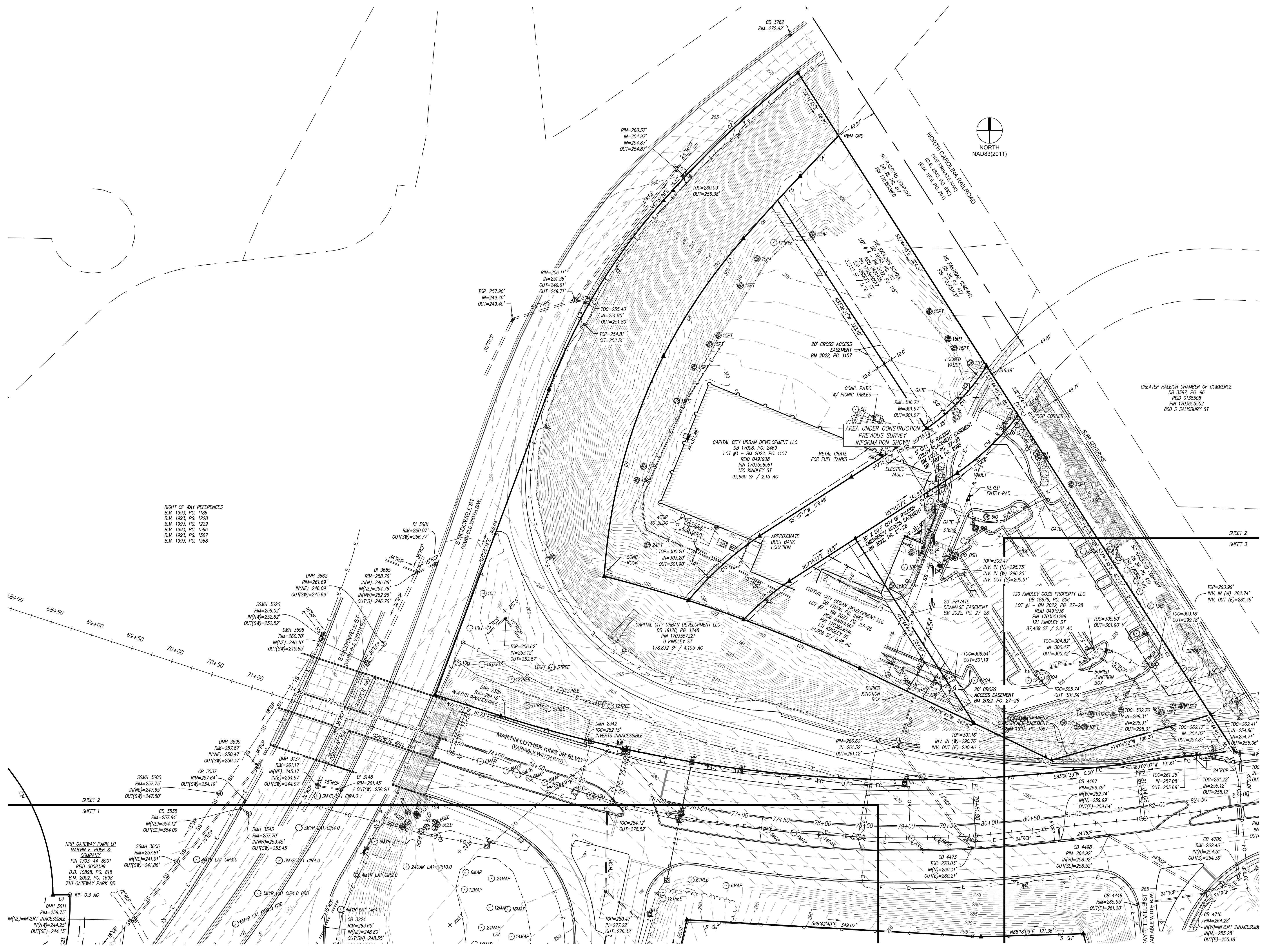
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EXISTING CONDITIONS SURVEY FOR:
CITY GATEWAY
 RALEIGH TOWNSHIP, CITY OF RALEIGH
 WAKE COUNTY, NORTH CAROLINA
 DATE: 02-07-23 SCALE: 1" = 50'
 CONTOUR INTERVAL = 1 FOOT
 PREPARED FOR:
 CAPITAL CITY URBAN DEVELOPMENT, LLC

Revisions:

No.	Date	Description

Seal:

Project #: G21173 Sheet:
 Date: 03/06/2023
 Drawn by: NMH
 Checked by: JMS **2 of 3**



RIGHT OF WAY REFERENCES
 B.M. 1993, PG. 1186
 B.M. 1993, PG. 1228
 B.M. 1993, PG. 1229
 B.M. 1993, PG. 1566
 B.M. 1993, PG. 1567
 B.M. 1993, PG. 1568

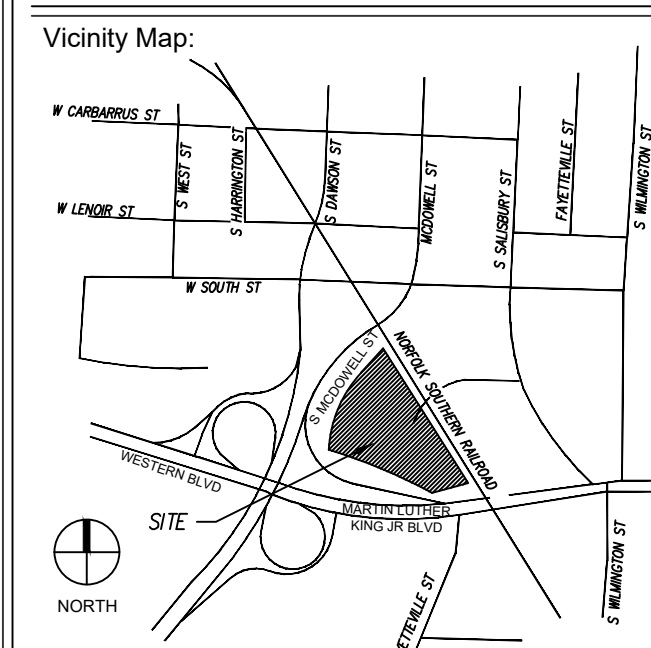
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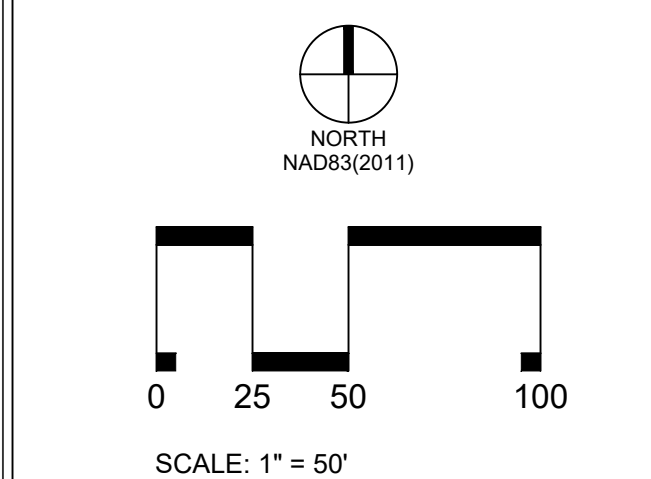
STEWART

5410 OLD POOLE RD
RALEIGH, NC 27610
T919.380.8750

FIRM LICENSE # C-1051
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PROJECT #: G21173



NORTH



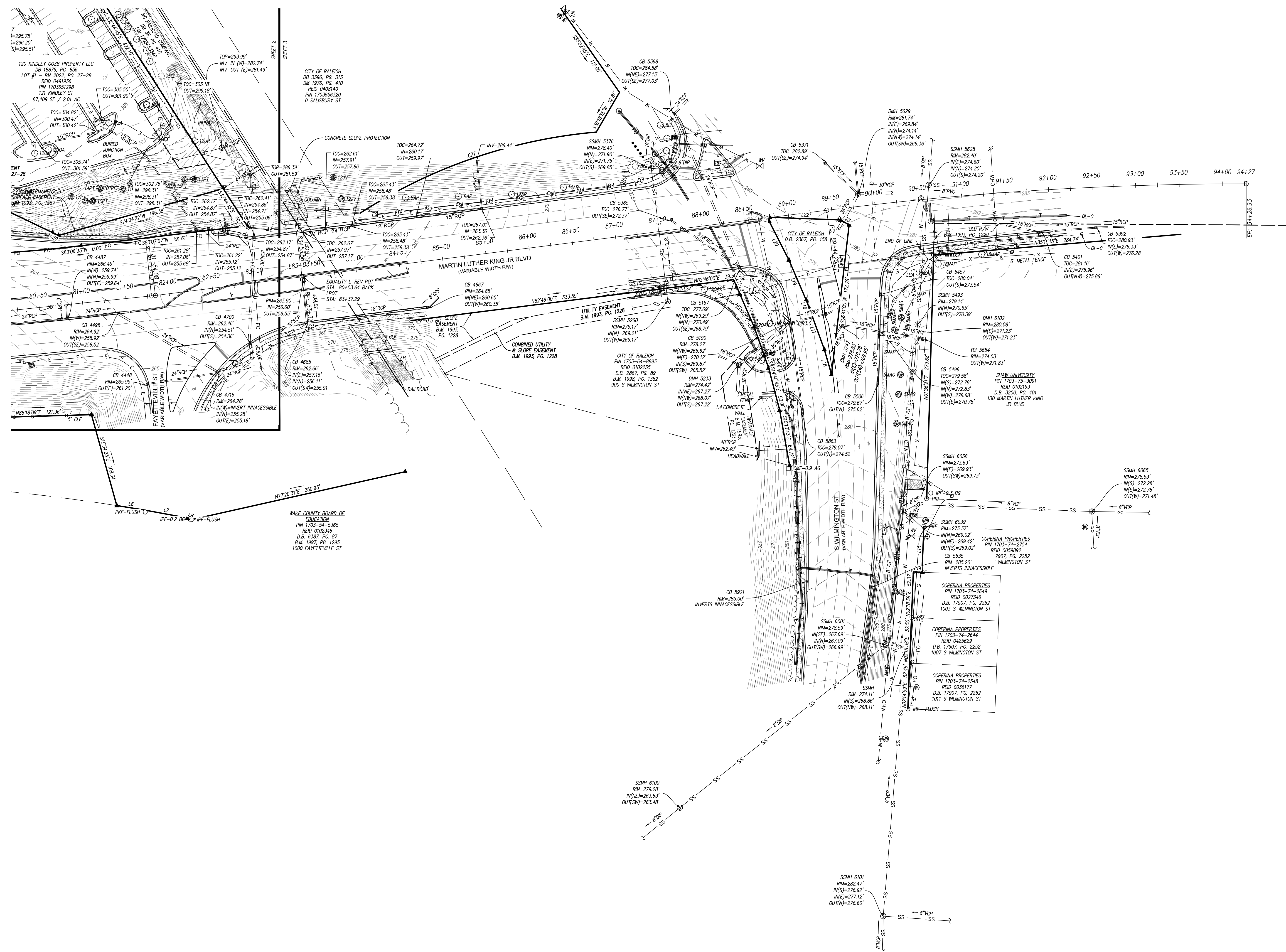
Title:
**EXISTING CONDITIONS
SURVEY FOR:
CITY GATEWAY**
RALEIGH TOWNSHIP, CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA
DATE: 02-07-23 SCALE: 1" = 50'
CONTOUR INTERVAL = 1 FOOT
PREPARED FOR:
CAPITAL CITY URBAN DEVELOPMENT, LLC

Revisions:

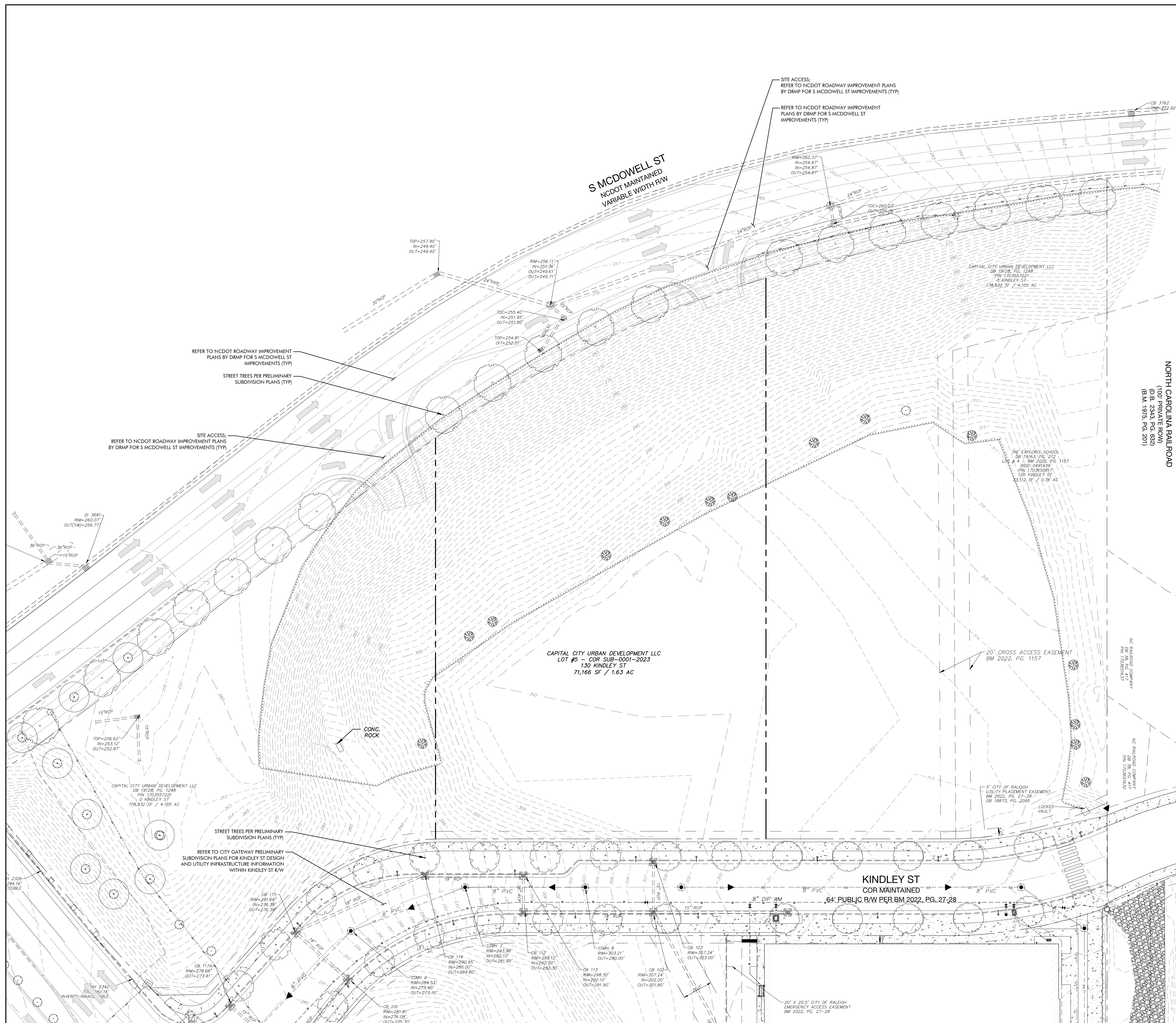
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Michael L. ...
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Project #: G21173 Sheet:
Date: 03/06/2023
Drawn by: NMH
Checked by: JMS
3 of 3



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- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS SURVEY PROVIDED BY:
STEWART
5410 OLD POOLE RD
RALEIGH, NC 27610
(919) 380-8750
 - S MCDOWELL STREET IMPROVEMENTS ARE SHOWN AS DESIGNED BY DRMP. PLANS DATED 02/02/2024.
 - ADDITIONAL DATA USED FROM CITY GATEWAY PRELIMINARY SUBDIVISION PLANS DESIGNED BY URBAN DESIGN PARTNERS DATED 02/19/2024 CURRENTLY IN REVIEW BY CITY OF RALEIGH. COR #: SUB-0001-2023



150 Fayetteville st ste 1310
raleigh, nc 27601
+ 919.275.5022
urbanpartners.com

nc firm no: P-2671 sc cor no: C-03044

FOR REFERENCE ONLY

05/08/2024

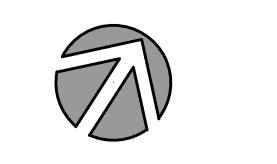
Capital City Urban Development LLC
333 Fayetteville St., Ste 225
Raleigh, NC 27601

City Gateway Parking Facility Administrative Site Review

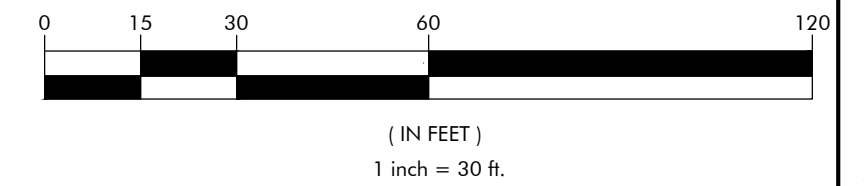
Existing Conditions
130 Kindley St., Raleigh, NC 27601



BEFORE YOU DIG!
CALL 811 OR 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!



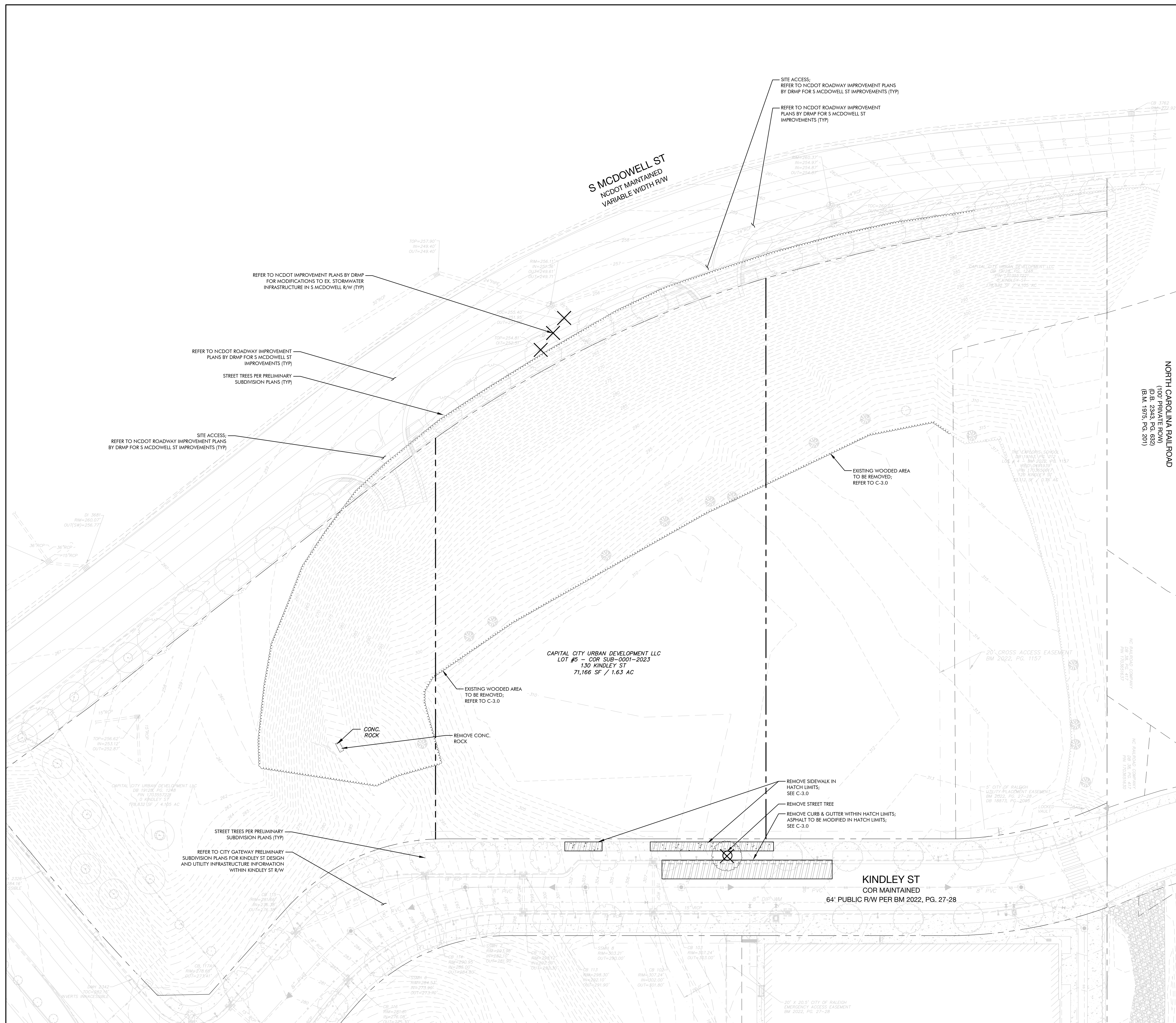
GRAPHIC SCALE



NO.	DATE	BY	REVISIONS:

Project No: 24-RDU-005
Date: 05/08/2024

Sheet No:
C-2.0




DEMOLITION NOTES:


- EXISTING INFORMATION ON THIS PLAN WAS TAKEN FROM A SURVEY PREPARED BY:
STEWART
5410 OLD POOLE RD
RALEIGH, NC 27610
(919) 380-8750
- CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND SEQUENCING OF DEMOLITION OR RELOCATION OF UTILITIES WITH APPLICABLE UTILITY COMPANY.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING DEMOLITION OPERATIONS. NOTIFY "NORTH CAROLINA ONE CALL" (TEL: 1-800-632-4949) AT LEAST 48 HOURS PRIOR TO START OF DEMOLITION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL."
- CLEAN SOILS SHALL BE UTILIZED FOR BACKFILL. COMPACTION OF THESE SOILS SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
- ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ALL SUBGRADE MATERIALS DIRECTLY ASSOCIATED WITH ITEMS TO BE REMOVED.
- ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF LEGALLY OFF-SITE UNLESS OTHERWISE NOTED ON THIS PLAN.
- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL JURISDICTIONAL CODES OR REQUIREMENTS.
- TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO START OF DEMOLITION.
- EROSION CONTROL PERMIT SHALL BE OBTAINED AND ONSITE PRIOR TO START OF DEMOLITION.
- IF ANY ITEMS ARE DESIGNATED TO BE SALVAGED AND/OR RE-USED, THEY SHALL BE REMOVED BY THE CONTRACTOR AND PROVIDED TO THE OWNER. COORDINATE STORAGE LOCATION WITH OWNERS REPRESENTATIVE.
- WHERE UTILITIES "TO BE REMOVED" IMPACT THE FOOTPRINT OF THE NEW BUILDING, THE CONTRACTOR SHALL EXECUTE AND REMOVE AN ADDITIONAL 2 FEET OF SOILS TO EITHER SIDE OF THE PIPE AND 1 FOOT BELOW. CLEAN SUITABLE SOIL SHALL BE UTILIZED FOR BACKFILL AND COMPACTION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- DEMOLITION AND SUBSEQUENT CONSTRUCTION OF UTILITIES (WATER, SEWER, ETC.) SHALL BE PERFORMED IN SUCH A MANNER THAT THE OLD PIPE AND STRUCTURES REMOVED DO NOT IMPACT OR MINIMIZE SERVICE INTERRUPTION TO EXISTING FACILITIES TO REMAIN. PROVISIONS SHALL BE MADE TO MAINTAIN SERVICE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES TO THE EXISTING DRIVEWAY, SIDEWALK, AND CURB AND GUTTER TO REMAIN AS A RESULT OF CONSTRUCTION ACTIVITY AND TRAFFIC. CONTRACTOR SHALL MAINTAIN PRE-CONSTRUCTION PHOTO DOCUMENTATION TO SHOW THAT NO DAMAGES OCCURRED.
- ALL MATERIALS, UTILITIES, AND PAVEMENT THAT ARE NOT SCHEDULED TO BE DEMOLISHED AND ARE DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OR CONSTRUCTION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- WHERE UTILITIES ARE SHOWN "TO BE REMOVED," CONTRACTOR SHALL INCLUDE NECESSARY PLUG OR VALVES TO ENSURE UTILITY LINES TO REMAIN WILL CONTINUE TO BE IN SERVICE. COORDINATE NECESSARY SHUT DOWN AND REMOVAL WITH THE LOCAL JURISDICTION OR UTILITY OWNER.
- CONTRACTOR TO HAVE ALL PHASE 1 EROSION CONTROL IN PLACE BEFORE SITE DEMOLITION OCCURS.

DEMOLITION LEGEND:

- EXISTING HARDSCAPE TO BE REMOVED
- EXISTING UTILITIES TO BE REMOVED (INCLUDING THEIR CORRESPONDING STRUCTURES)
- EXISTING TREES TO BE REMOVED
- EXISTING UTILITY STRUCTURE TO BE REMOVED



BEFORE YOU DIG!
CALL 811 OR 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!



GRAPHIC SCALE
0 30 60 120 180 240
(IN FEET)
1 inch = 60 ft.



150 Fayetteville st ste 1310
raleigh, nc 27601
+ 919.275.5022
urbandesignpartners.com

nc firm no: P-2671 sc coa no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

05/08/2024

Capital City Urban
Development LLC

333 Fayetteville St., Ste. 225
Raleigh, NC 27601

**City Gateway Parking Facility
Administrative Site Review
Demolition Plan**

130 Kindley St., Raleigh, NC 27601

NO. DATE BY: REVISIONS:

Project No: 24-RDU-005
Date: 05/08/2024
Sheet No:

C-2.1



150 Fayetteville at site 1310
raleigh, nc 27601
+ 919.275.5022
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nc firm no: P-2671 sc coo no: C-03044

PRELIMINARY DRAWING
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05/08/2024

Capital City Urban
Development LLC

City Gateway Parking Facility Administrative Site Review

333 Fayetteville St., Ste 225
Raleigh, NC 27601

Site Plan
130 Kindley St., Raleigh, NC 27601

NO. DATE BY REVISIONS:

Project No: 24-RDU-005

Date: 05/08/2024

Sheet No:

C-3.0

DEVELOPMENT SUMMARY:

TAX PARCEL ID #:	1703558561; 1703557221
EXISTING ZONING:	DX-40-CU
PROPOSED ZONING:	DX-40-CU
TOTAL SITE AREA:	1.63 AC
LOT AREA (MIN/MAX):	N/A
LOT WIDTH:	N/A
OUTDOOR AMENITY:	10%
PROPOSED:	SEE C-3.1
BUILDING/STRUCTURE SETBACKS:	
PRIMARY STREET:	3'
PROPOSED:	7.7' (MCDOWELL ST), 14.9' (KINDLEY ST)
SIDE STREET (MIN):	3'
PROPOSED:	N/A
SIDE LOT LINE (MIN):	0' OR 6'
PROPOSED:	0' (NE LOT LINE); 0.2' (SW LOT LINE)
REAR LOT LINE (MIN):	0' OR 6'
PROPOSED:	N/A
HEIGHT:	
MAX. BUILDING HEIGHT:	40 STORIES
PROPOSED:	16 STORIES
FLOOR HEIGHT:	
GROUND STORY FLOOR HEIGHT (MIN):	13' (FLOOR TO FLOOR)
PROPOSED:	SEE ARCH PLANS
UPPER STORY FLOOR HEIGHT (MIN):	9' (FLOOR TO FLOOR)
PROPOSED:	SEE ARCH PLANS
TRANSPARENCY:	
GROUND STORY (MIN):	50%
PROPOSED:	SEE ARCH PLANS
UPPER STORY (MIN):	20%
PROPOSED:	SEE ARCH PLANS
BLANK WALL (MAX):	30'
PROPOSED:	SEE ARCH PLANS
PROPOSED USE:	HOTEL & PARKING FACILITY
BUILDING GFA:	318,321 SF
HOTEL ROOMS:	264
VEHICULAR PARKING:	
REQUIRED:	N/A
PROPOSED:	779 SPACES
BICYCLE PARKING:	
LONG-TERM:	4 MIN. OR 1 PER 20 ROOMS
PROPOSED:	4
SHORT-TERM:	NONE
PROPOSED:	0

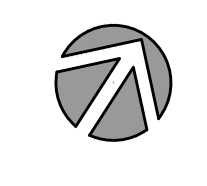
- NOTES:**
- BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY STEWART 5410 OLD POOLE RD RALEIGH, NC 27610 (919) 380-8750
 - SEE ARCHITECTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS PREPARED BY: SFL+A 333 FAYETTEVILLE ST. STE 225 RALEIGH, NC 27601 919-573-6350
 - S MCDOWELL STREET IMPROVEMENTS DESIGNED BY DRMP DATED 02/02/2024.
 - ADDITIONAL DATA USED FROM CITY GATEWAY PRELIMINARY SUBDIVISION PLANS DESIGNED BY URBAN DESIGN PARTNERS DATED 02/19/2024 CURRENTLY IN REVIEW BY CITY OF RALEIGH. COR #: SUB-0001-2023
 - CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
 - ALL DEVELOPMENT CREATING A TOTAL 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
 - TREES WITHIN THE STREET RIGHT-OF-WAY ARE PROTECTED BY LAW.
 - TRASH SERVICE FOR THE SITE WILL BE CONTRACTED THROUGH A PRIVATE COLLECTION COMPANY. COORDINATION FOR SERVICE IS THE RESPONSIBILITY OF THE APPLICANT.
 - DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. CURB RADI SHALL MEASURE 5.0' AT FACE OF CURB UNLESS OTHERWISE NOTED.
 - LOCATIONS OF SITE LIGHTING ARE APPROXIMATE. THE FINAL NUMBER AND LOCATIONS OF LIGHTS SHALL BE DETERMINED BY THE OWNER AND DUKE ENERGY.
 - ALL UTILITIES WILL BE UNDERGROUND.

LEGEND:

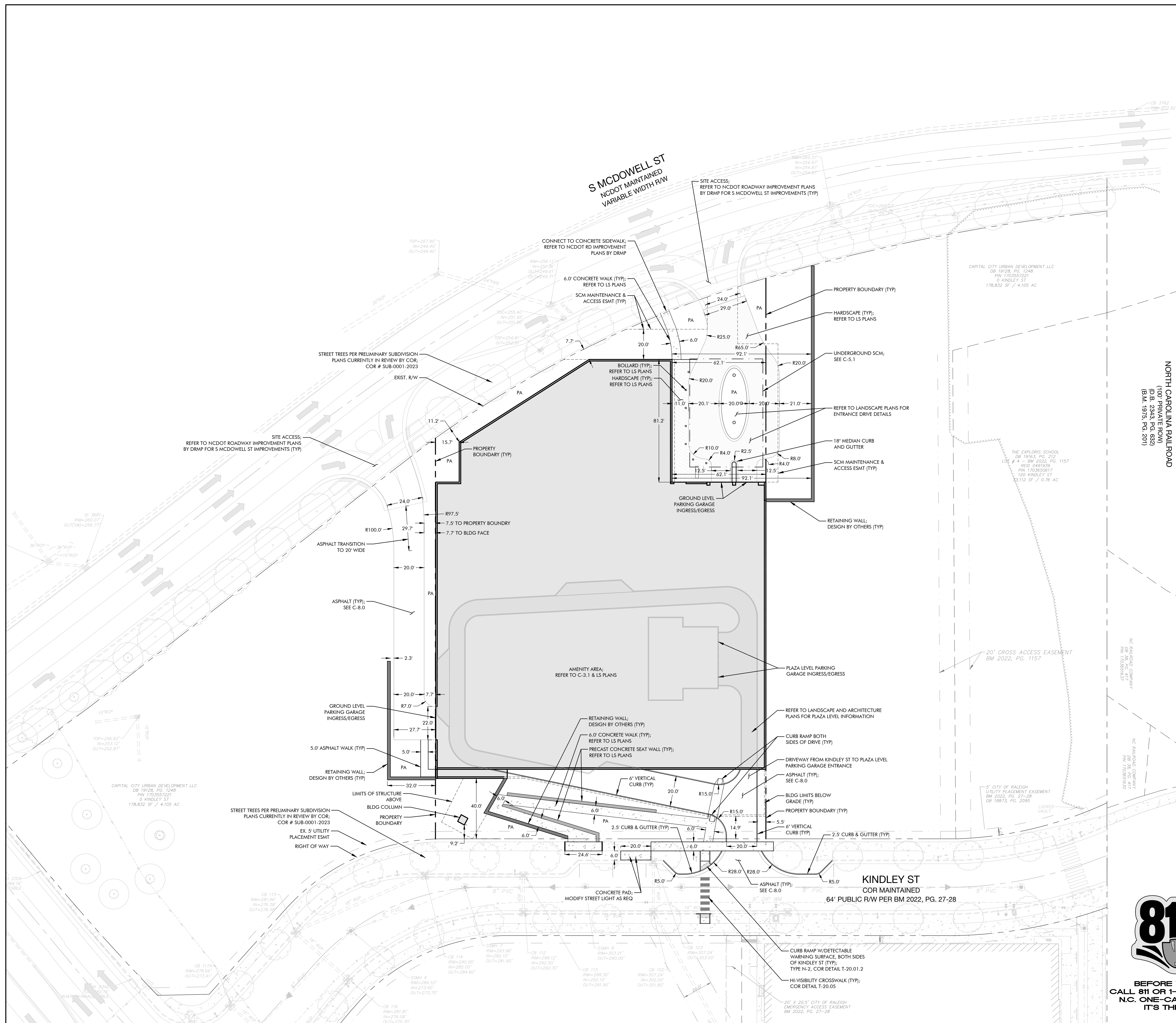
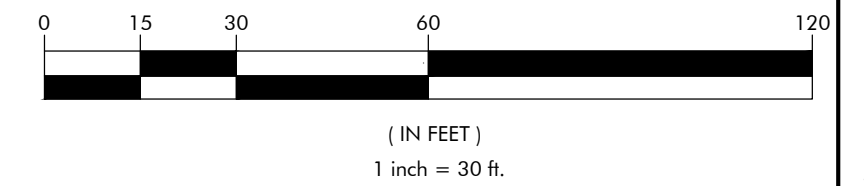
	PROP. STD. 30" C&G
	PROPERTY BOUNDARY
	RIGHT OF WAY LINE
	SETBACK LINE
	EASEMENT LINE
	BUILDING FOOTPRINT
	PLANTING AREA



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GRAPHIC SCALE



S MCDOWELL ST
 NCDOT MAINTAINED
 VARIABLE WIDTH R/W

AMENITY SPACE SUMMARY

OUTDOOR AMENITY AREA:	
MINIMUM:	10% (0.16 AC / 7100 SF)
PROVIDED:	38% (0.62 AC / 26,858 SF)
AREA 1:	0.14 AC / 5,990 SF
AREA 2:	0.37 AC / 16,156 SF
AREA 3:	0.11 AC / 4,712 SF

*PER DESIGN STANDARDS NOTED IN SEC.1.5.3.B, 50% OF PROPOSED AMENITY AREA WILL BE ADA ACCESSIBLE.

ACCESSIBILITY LEGEND

- ACCESSIBLE ROUTE
- 1. 5.0% MAX SLOPE IN DIRECTION OF TRAVEL, 2.0% MAX CROSS SLOPE ON ACCESSIBLE ROUTE
- 2. 2.0% MAX SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING.



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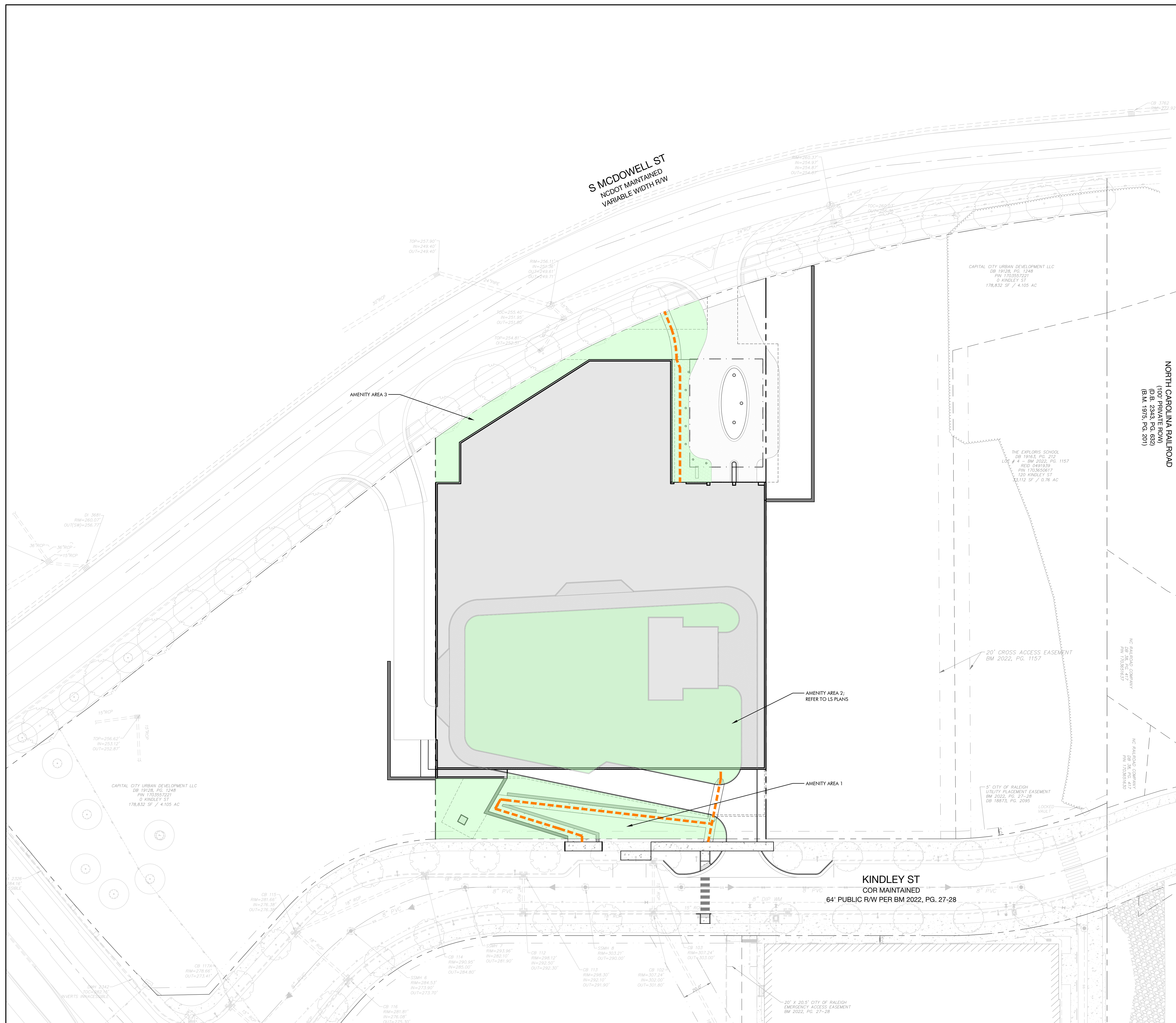
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 Development LLC

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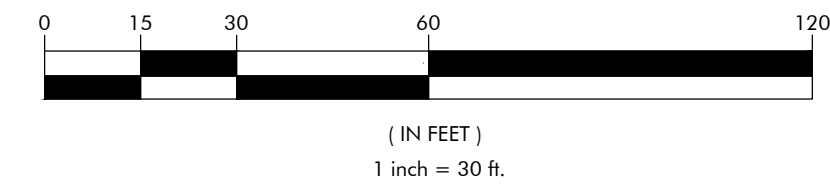
**City Gateway Parking Facility
 Administrative Site Review
 Amenity Area & Accessible Route Plan**
 130 Kindley St., Raleigh, NC 27601



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IF ANY DISCREPANCY IN ELEVATION, AS NOTED ON THE GRADING PLAN, OCCURS ON SITE DURING CONSTRUCTION THE GENERAL CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER IMMEDIATELY.

GRADING AND STORM DRAINAGE NOTES:

- ON-SITE BURIAL PITS REQUIRE A PERMIT.
- ANY GRADING DONE BEYOND THE DENEIGED LIMITS INDICATED ON THE CONSTRUCTION DOCUMENTS IS A VIOLATION AND IS SUBJECT TO A FINE.
- GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION AND IS SUBJECT TO A FINE.
- ALL FINAL CURB AND STREET GRADES AT INTERSECTIONS SHALL BE COORDINATED WITH INSPECTOR.
- SIGHT TRIANGLES INDICATED ARE THE MINIMUM REQUIRED.
- APPROVAL OF CONSTRUCTION DOCUMENTS IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION SHALL BE OBTAINED BY CONTRACTOR FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ENSURE PROPER DRAINAGE, CONTRACTOR SHALL MAINTAIN A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT OF WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- THE CONTRACTOR SHALL MAINTAIN EACH STREAM, CREEK OR BACKWASH CHANNEL IN AN UNOBSTRUCTED CONDITION AND SHALL REMOVE FROM THESE AREAS ALL DEBRIS, LOGS, TIMBER, TRASH, JUNK AND OTHER ACCUMULATIONS.
- ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS FLOODWAY DISTRICT FRINGE BOUNDARY LINE OR FLOODWAY DISTRICT ENCROACHMENT BOUNDARY LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS.
- THE LOCAL ENGINEERING DEPARTMENT HAS NOT REVIEW AND DOES NOT ASSUME RESPONSIBILITY FOR THE STRUCTURAL STABILITY OF ANY EXISTING OR PROPOSED RETAINING WALLS ON THE SITE.
- NON-STANDARD ITEMS (I.E.: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT OF WAY REQUIRE A LOCAL OR STATE ENCROACHMENT AGREEMENT PRIOR TO INSTALLATION.
- ALL SIDEWALKS, STOPS, TERRACES AND OTHER PAVED AREAS SHALL SLOPE AWAY FROM BUILDING(S) AT A MINIMUM OF 2%.
- CONTRACTOR SHALL CONTACT INSPECTOR 48 HOURS BEFORE CONSTRUCTION.
- STABILIZE ALL SLOPES GREATER THAN 3:1 WITH JUTE MESH.
- ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK WHICH MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO STARTING CONSTRUCTION.
- ALL CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES. REFER TO PAVEMENT CROSS-SECTION DATA TO ESTABLISH CORRECT SUB-BASE, AGGREGATE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
- CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY WITH EXISTING CONTOURS.



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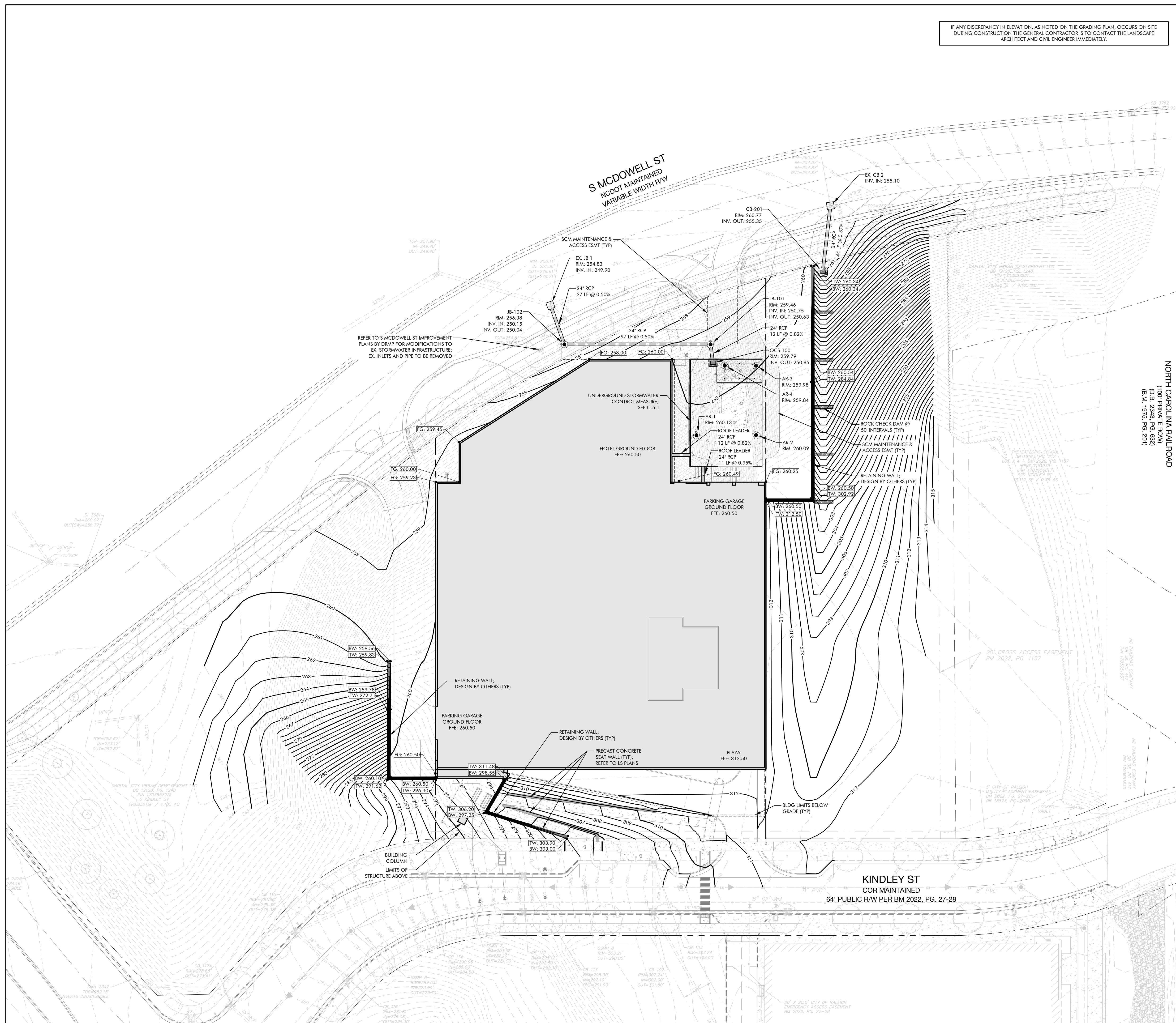
05/08/2024

Capital City Urban
Development LLC

333 Fayetteville St., Ste. 225
Raleigh, NC 27601

**City Gateway Parking Facility
Administrative Site Review
Grading & Storm Drainage Plan**

130 Kindley St., Raleigh, NC 27601



GRADING LEGEND:

TOP OF CURB	TC
BOTTOM OF CURB	BC
TOP OF WALL	TW
BOTTOM OF WALL	BW
TOP OF STAIRS	TS
BOTTOM OF STAIRS	BS
BREAK POINT	BP
HIGH POINT	HP
LOW POINT	LP
YARD INLET	YI
EXISTING ELEVATION	EX
FINISHED FLOOR ELEV	FFE

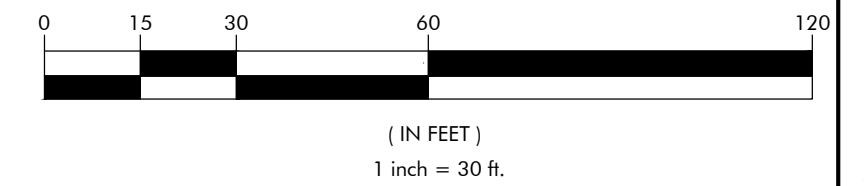
PROPOSED IMPERVIOUS: 77,100 SF / 1.77 AC



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GRAPHIC SCALE



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05/08/2024

Capital City Urban
Development LLC

City Gateway Parking Facility
Administrative Site Review
SCM Plan & Details
130 Kindley St., Raleigh, NC 27601

NO.	DATE	BY	REVISIONS:

Project No: 24-RDU-005
Date: 05/08/2024
Sheet No:

C-5.1

SAND FILTER - OPERATION & MAINTENANCE

CONSTRUCTION
NO RUNOFF SHOULD ENTER THE FILTERS SAND BED UNTIL THE UPSTREAM DRAINAGE AREA IS COMPLETELY STABILIZED AND SITE CONSTRUCTION IS COMPLETED. ANY DISTURBED AREAS WITHIN THE SAND FILTER FACILITY DRAINAGE AREA MUST BE IDENTIFIED AND STABILIZED. FILTRATION CONTROLS MUST ONLY BE CONSTRUCTED AFTER THE CONSTRUCTION SITE IS STABILIZED.

MAINTENANCE GUIDELINES
SAND FILTERS SHALL BE INSPECTED QUARTERLY AND WITHIN 24 HOURS AFTER EVERY STORM EVENT GREATER THAN 1.0-INCH. RECORDS OF OPERATION AND MAINTENANCE WILL BE KEPT IN A KNOWN SET LOCATION AND AVAILABLE UPON REQUEST.

TRASH AND DEBRIS SHOULD BE REMOVED AS NECESSARY. SEDIMENT SHOULD BE CLEANED OUT OF THE SEDIMENT CHAMBER WHEN IT ACCUMULATES TO A DEPTH OF MORE THAN 6 INCHES.

WHEN THE FILTERING CAPACITY OF THE FILTER DIMINISHES SUBSTANTIALLY (E.G. WHEN WATER PONDS ON THE SURFACE OF THE FILTER BED FOR MORE THAN 24 HOURS), THE UNDERLYING 3-INCHES OF FILTER MATERIAL SHOULD BE REMOVED AND REPLACED WITH FRESH MATERIAL. THE REMOVED SEDIMENTS SHOULD BE TESTED AND DISPOSED OF IN AN ACCEPTABLE MANNER (E.G. LANDFILL). SILT/SEDIMENT SHOULD BE REMOVED FROM THE FILTER BED WHEN THE ACCUMULATION EXCEEDS 1-INCH.

THE SAND MEDIA SHALL BE SKIMMED AT LEAST ONCE A YEAR.
VEGETATION WITHIN THE SEDIMENTATION CHAMBER SHOULD BE REMOVED, PREFERABLY BY HAND. PESTICIDES SHOULD BE WIPED ON PLANTS RATHER THAN SPRAYING.

DIRECT MAINTENANCE ACCESS SHOULD BE PROVIDED TO THE PRETREATMENT AREA AND THE FILTER BED.
STRUCTURE SHALL BE CAST IN PLACE CONCRETE. CHANGES TO CONSTRUCTION TYPE SHALL BE APPROVED BY THE CITY OF RALEIGH. A PROFESSIONAL ENGINEER SHALL CERTIFY CONSTRUCTION OF THE STRUCTURE UPON COMPLETION.

CONSTRUCTION SPECIFICATIONS

- A. EARTHWORK**
- THE FOUNDATION AREA SHALL BE CLEARED OF TREES, LOGS, STUMPS, ROOTS, BOULDERS, SOO AND UNSUITABLE SOIL. IF NEEDED TO ESTABLISH VEGETATION, THE TOPSOIL SHALL BE STOCKPILED AND SPREAD ON THE COMPLETED DAM AND SPILLWAYS. THE FOUNDATION AREA SHALL BE THOROUGHLY SCARIFIED BEFORE PLACEMENT OF THE FILL MATERIAL.
 - EXISTING STREAM CHANNELS IN THE FOUNDATION AREA SHALL BE SLOPED NO STEEPER THAN A RATIO OF ONE HORIZONTAL TO ONE VERTICAL. THEY SHALL BE DEEPEMED AND WIDENED AS NECESSARY TO REMOVE ALL STONES, GRAVEL, SAND, STUMPS, ROOTS, AND OTHER OBSTRUCTIONABLE MATERIAL AND TO ACCOMMODATE COMPACTION EQUIPMENT. FOUNDATION AREAS SHALL BE KEPT FREE OF STANDING WATER WHEN FILL IS PLACED ON THEM. THE BORROW AREAS SHALL BE CLEARED OF STUMPS, ROOTS AND UNSUITABLE SOIL. THE WATER QUALITY BASIN SHALL BE CLEARED AND ALL STUMPS REMOVED.
 - BEFORE FILLING OPERATIONS BEGIN, THE SOILS ENGINEER WILL TAKE REPRESENTATIVE SAMPLES OF EACH PROPOSED FILL MATERIAL AND TEST THEM TO DETERMINE THE COMPACTION AND CLASSIFICATION CHARACTERISTICS (PROCTOR TEST) ONLY THOSE MATERIALS AS APPROVED BY THE SOILS ENGINEER WILL BE USED AS FILL ON THE DAM. GENERALLY SM OR SC CLASSIFICATION SOILS WILL BE ACCEPTABLE. COMPACTED EARTH FILLS SHALL BE CONSTRUCTED TO THE ELEVATIONS, LINES, GRADES AND CROSS SECTIONS INDICATED ON THE PLANS.
 - AFTER STRIPPING OF FOUNDATIONS AND REMOVAL OF WEAK OR UNSUITABLE MATERIALS HAS BEEN COMPLETED, AND BEFORE START OF MATERIAL PLACEMENT, COMPACTED EARTH SHALL BE USED TO FILL ALL STUMP HOLES, MINOR EXCAVATIONS AND DEPRESSIONS FOR CAVITIES INSIDE THE EARTH FILL LIMITS.
 - FILL SHALL BE PLACED IN HORIZONTAL LAYERS OF NOT MORE THAN (9") LOOSE DEPTH. AS SOON AS FEASIBLE AFTER STARTING CONSTRUCTION OF A FILL SLOPE THE CENTRAL PORTION THEREOF SHALL BE BUILT AND MAINTAINED SLIGHTLY HIGHER THAN THE SIDES TO ALLOW FREE DRAINAGE TO THE SIDE SLOPES.
 - EACH LAYER OF FILL SHALL BE COMPACTED BY ROLLING WITH COMPACTION EQUIPMENT WHICH IS BEST SUITED FOR THE TYPES OF SOIL ENCOUNTERED. FILL ADJACENT TO PIPE CONDUIT AND ANTISEEP COLLARS SHALL BE COMPACTED BY HAND. EACH LAYER OF FILL SHALL BE COMPACTED TO NOT LESS THAN 95% MAXIMUM DRY DENSITY (STANDARD PROCTOR) WITHIN 2% OF OPTIMUM MOISTURE CONTENT. WETTING OR DRYING OF THE MATERIAL AND MANIPULATION TO SECURE UNIFORM MOISTURE CONTENT THROUGHOUT EACH LAYER SHALL BE REQUIRED. DENSITY TESTS WILL BE PERFORMED AT A FREQUENCY AS SPECIFIED BY THE SOILS ENGINEER. AS A MINIMUM, TESTS WILL BE PERFORMED ON EVERY THIRD LIFT OR EVERY 1000 CUBIC YARDS WHICHEVER COMES FIRST. ALSO DENSITY TEST WILL BE PERFORMED WHENEVER FILL MATERIAL CHARACTERISTICS CHANGE.

- B. OUTLET DEVICE**
- OUTLET DEVICE COMPONENTS ARE TO FABRICATED AS SHOWN ON THE PLANS.
 - CONTRACTOR TO SUBMIT DESIGNED SHOP DRAWINGS TO THE CIVIL ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION TO THE OUTLET DEVICE. SHOP DRAWINGS SHOULD INCLUDE PRECAST BOX DESIGN, TRASH RACK, GRATED COVER, ALUMINUM STEPS, AND ALL DRAIN/ORIFICE PIPING REQUIRED.

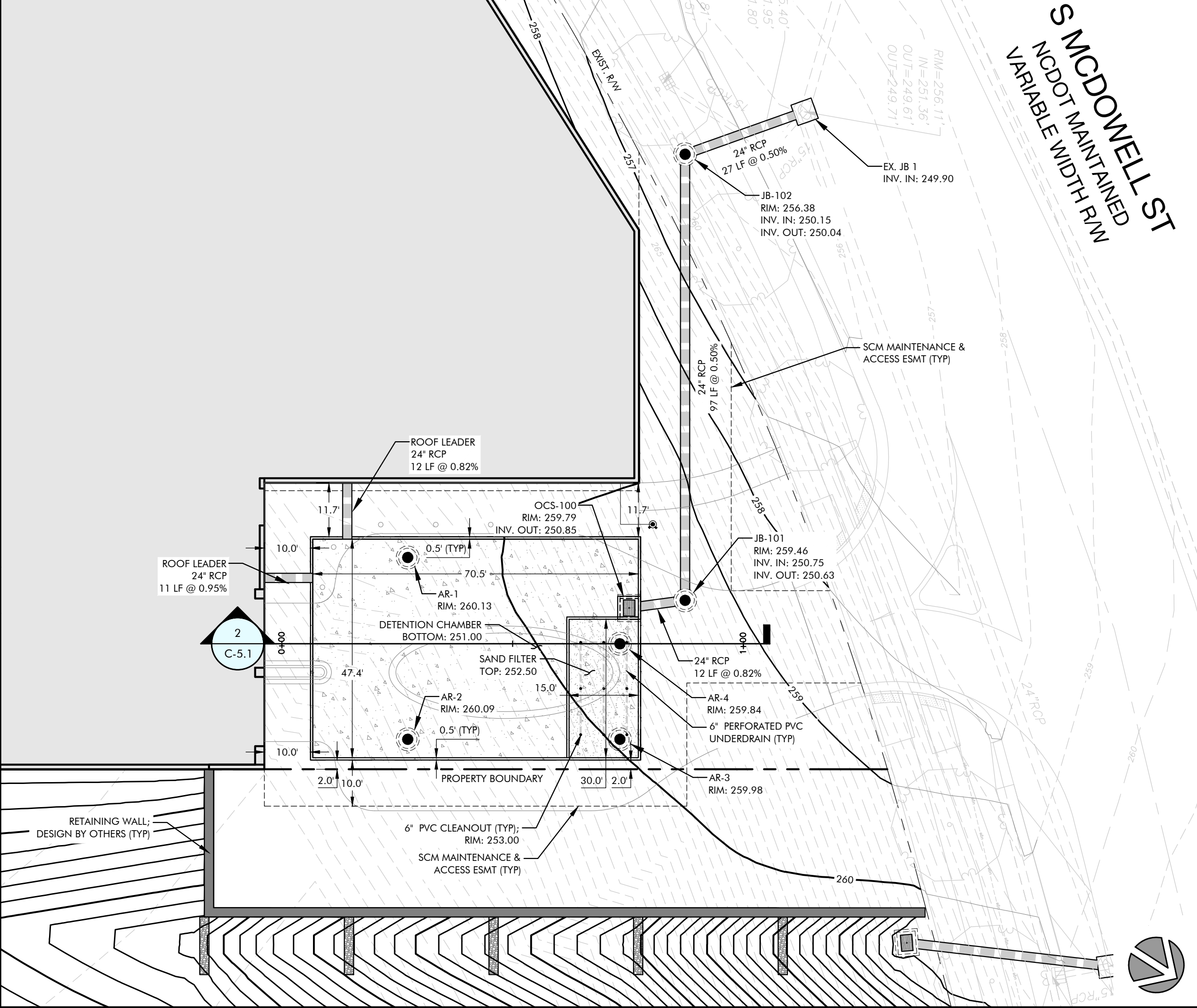
- C. CONCRETE**
- ALL CONCRETE SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR READY MIXED CONCRETE, ASTM C 94. AN AIR-ENTRAINING ADMIXTURE SHALL BE ADDED. THE CONCRETE SHALL BE PROPORTIONED TO MEET THE FOLLOWING REQUIREMENTS:
COMPRESSIVE STRENGTH: MINIMUM 3600 PSI
WATER-CEMENT RATIO: 0.40 - 0.50
SLUMP: MINIMUM 3", MAXIMUM 5"
AIR CONTENT: MINIMUM 5%, MAXIMUM 8%
COARSE AGGREGATE: 1" - 1 1/2"

- D. GRASSING**
- GRASS ALL AREAS DISTURBED BY CONSTRUCTION PER SPECIFICATION OF EROSION CONTROL DETAIL SHEET.

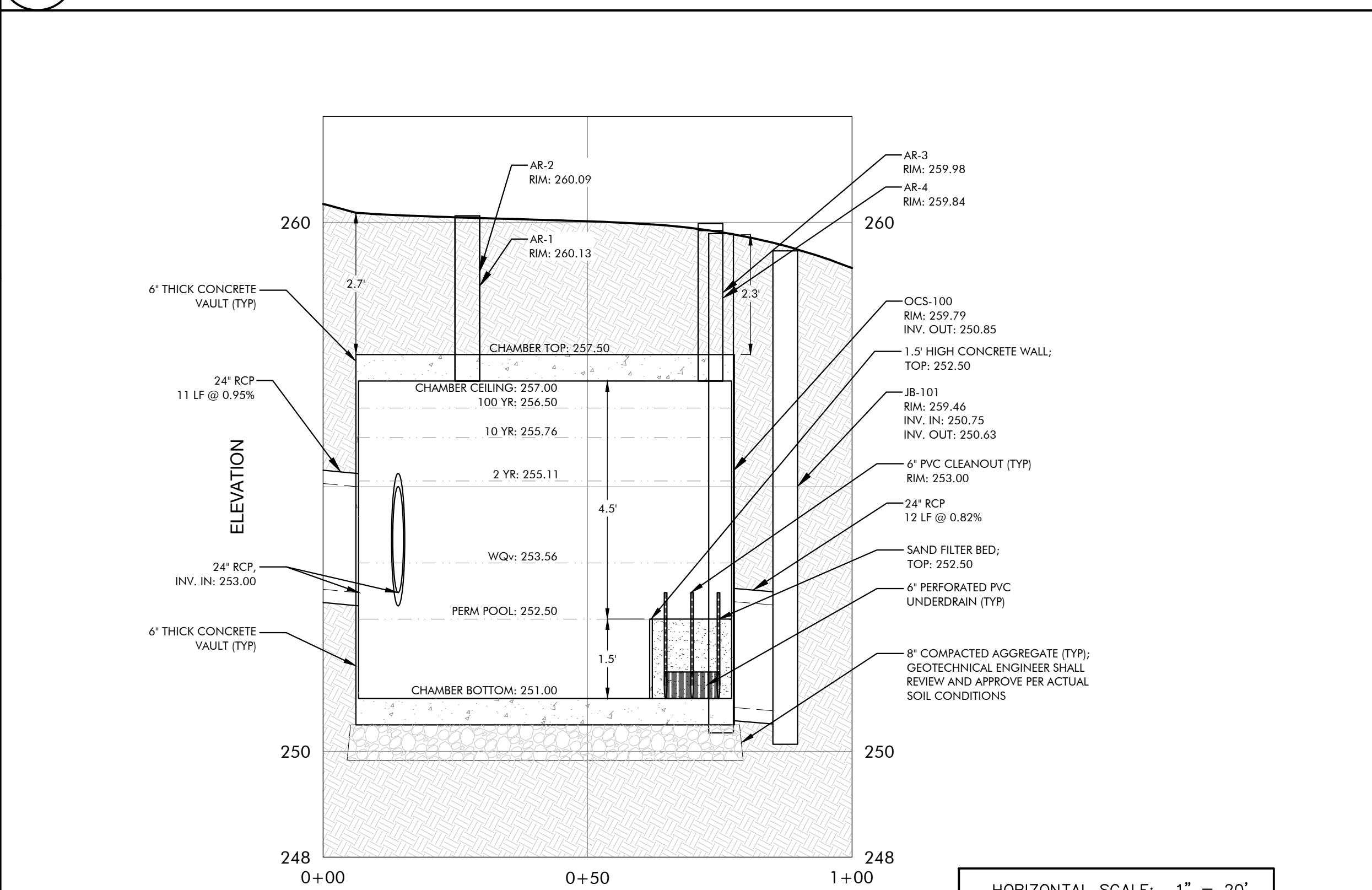
- E. PLANTING**
- PLANTINGS ARE DESIGNED PER THE GUIDANCE OF THE HARP (HABITAT ASSESSMENT AND RESTORATION PROGRAM) MANUAL.
 - ADDITIONAL PLANTING INFORMATION CAN BE FOUND IN TABLE 2.2 OF THE NORTH CAROLINA BEST MANAGEMENT PRACTICES GUIDELINES.

SCM INSET TABLE - SAND FILTER

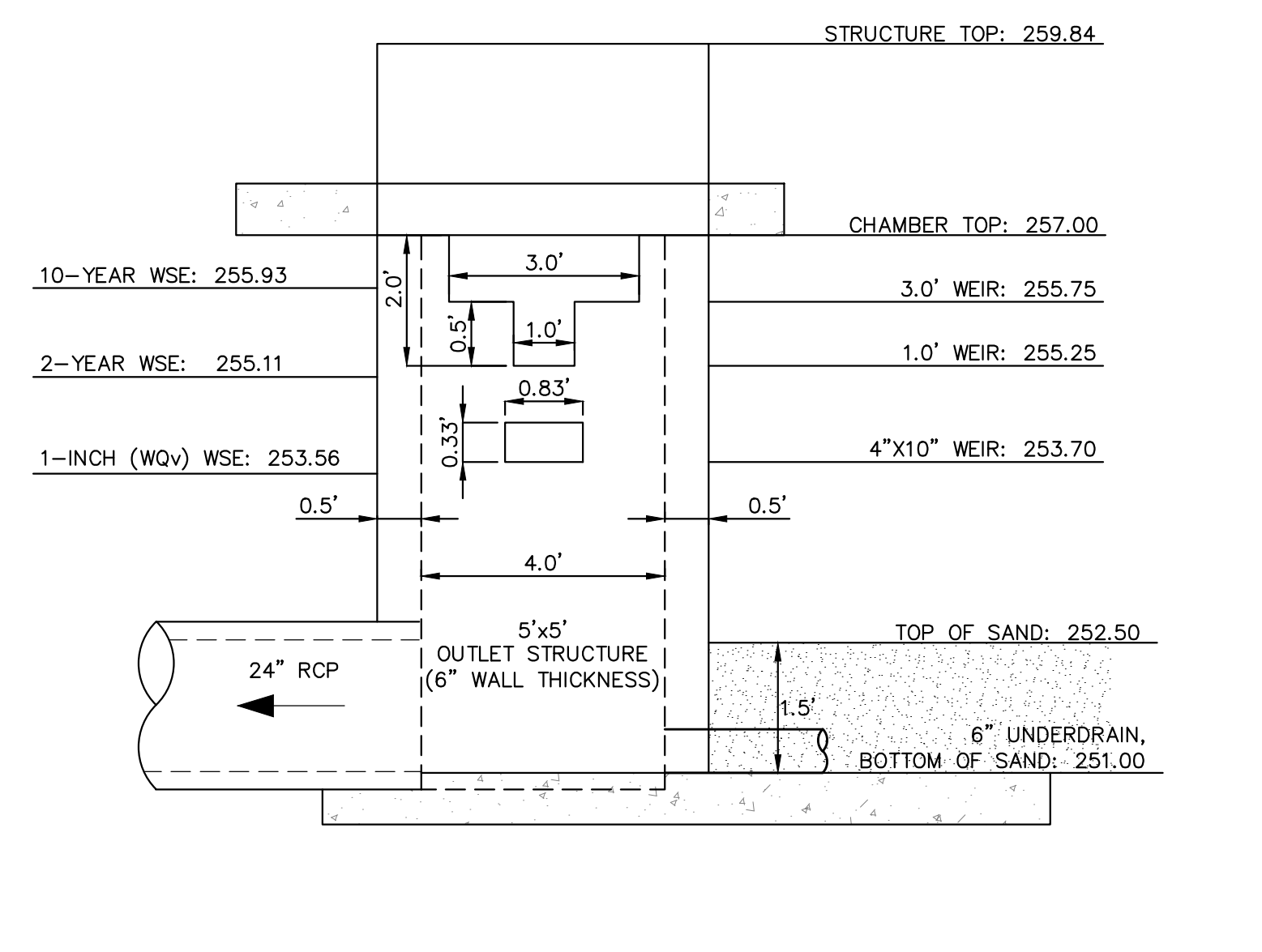
PROJECT NAME:	CITY GATEWAY PARKING FACILITY
DRAINAGE AREA (AC):	1.35 AC
LAND USE/DEVELOPMENT TYPE:	COMMERCIAL
DRAINAGE AREA BUILT-UPON AREA:	100%
SAND AREA REQUIRED:	399 SF
SAND AREA PROVIDED:	450 SF
SAND FILTER TYPE:	UNDERGROUND CHAMBER
MAXIMUM DEPTH:	6.0 FT
MEDIA DEPTH:	1.5 FT
TREATMENT EFFECTIVENESS:	85% TSS
FOREBAY REQUIRED:	308 SF
FOREBAY PROVIDED:	2800 SF



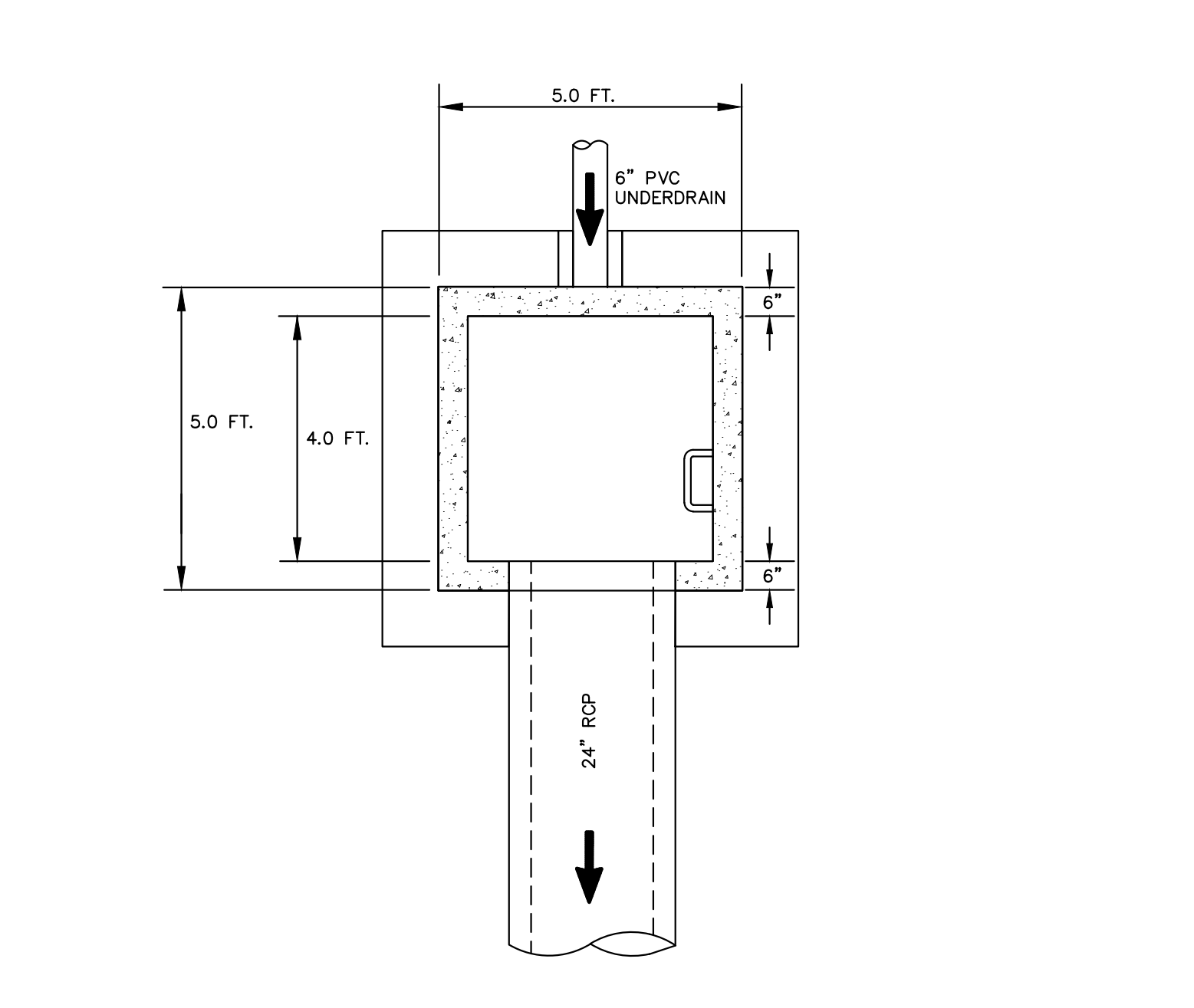
1 PLAN VIEW: SAND FILTER SCALE: 1" = 20'



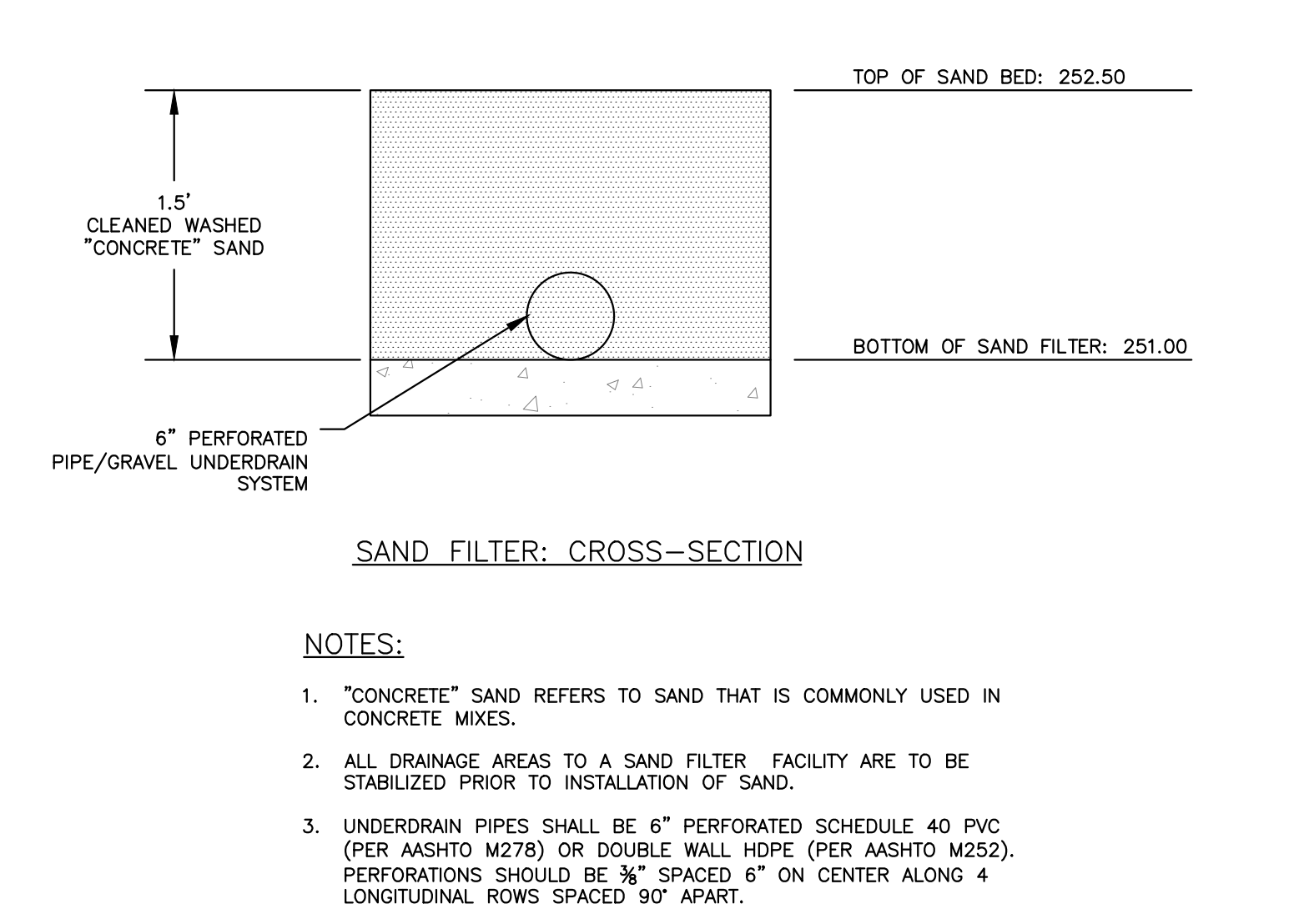
2 SECTION VIEW: SAND FILTER
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'
PROPOSED GRADE _____



DETAIL: OUTLET CONTROL STRUCTURE SCALE: NTS



PLAN: OUTLET CONTROL STRUCTURE SCALE: NTS

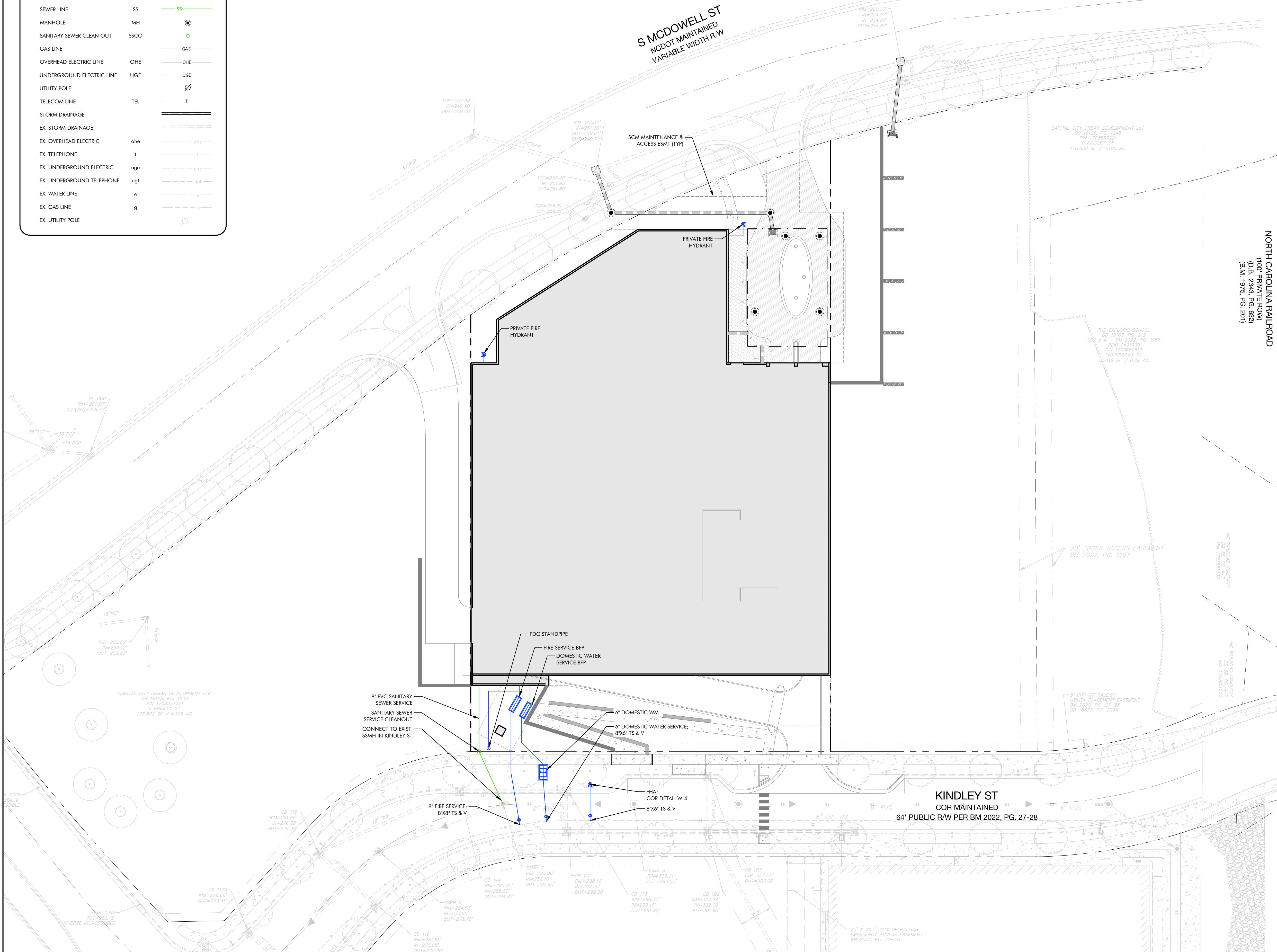


SECTION: TYPICAL SAND FILTER SCALE: NTS

- NOTES:**
- "CONCRETE" SAND REFERS TO SAND THAT IS COMMONLY USED IN CONCRETE MIXES.
 - ALL DRAINAGE AREAS TO A SAND FILTER FACILITY ARE TO BE STABILIZED PRIOR TO INSTALLATION OF SAND.
 - UNDERDRAIN PIPES SHALL BE 6" PERFORATED SCHEDULE 40 PVC (PER AASHTO M278) OR DOUBLE WALL HDPE (PER AASHTO M252). PERFORATIONS SHOULD BE 3/8" SPACED 6" ON CENTER ALONG 4 LONGITUDINAL ROWS SPACED 90° APART.

LEGEND:

ITEM	IDENTIFIER	SYMBOL
WATER LINE		
WATER METER		
BACKFLOW PREVENTOR	BFP	
GATE VALVE	GV	
REDUCER		
BLOW OFF ASSEMBLY	BO	
HYDRANT ASSEMBLY	HYD	
FIRE DEP. CONNECTION	FDC	
SEWER LINE	SS	
MANHOLE	MH	
SANITARY SEWER CLEAN OUT	SSCO	
GAS LINE		
OVERHEAD ELECTRIC LINE	OHE	
UNDERGROUND ELECTRIC LINE	UGE	
UTILITY POLE		
TELECOM LINE	TEL	
STORM DRAINAGE		
EX. STORM DRAINAGE		
EX. OVERHEAD ELECTRIC	ohe	
EX. TELEPHONE	t	
EX. UNDERGROUND ELECTRIC	uge	
EX. UNDERGROUND TELEPHONE	ugt	
EX. WATER LINE	w	
EX. GAS LINE	g	
EX. UTILITY POLE		



STANDARD UTILITY NOTES (AS APPLICABLE):

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPLUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - a) A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN UNPLUMBED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER AND MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPLUD DETAILS W-41 & S-49)
 - f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITH AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRaversING PRIVATE PROPERTY.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPLUD HANDBOOK PROCEDURE.
- INSTALL 2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEAN-OUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 100' LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPLUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVERLEY AT (919) 996-2334 OR STEPHEN.CALVERLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.
- THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
- THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A - GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
- THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
- NOTICE FOR PROJECTS WITH REPLACE OR OVERSIZED MAINS. IF THE CITY'S REIMBURSEMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS \$250,000 OR GREATER, THE PROJECT MUST BE PUBLICLY BID.



150 Fayetteville at site 1310
raleigh, nc 27601
+ 919 275-5022
urbandesignpartners.com

sc firm no: P-2671 sc coo no: C-03044
PRELIMINARY DRAWING
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05/08/2024

Capital City Urban
Development LLC

333 Fayetteville St., Ste 225
Raleigh, NC 27601

**City Gateway Parking Facility
Administrative Site Review
Utility Plan**

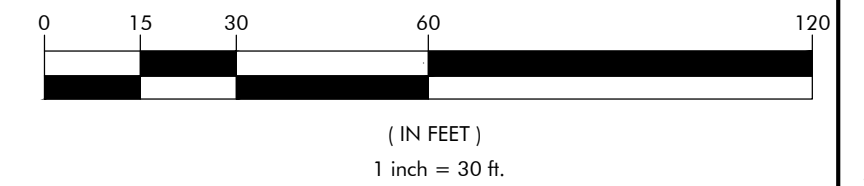
130 Kindley St., Raleigh, NC 27601



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N.C. ONE-CALL CENTER
IT'S THE LAW!**



GRAPHIC SCALE



NO. DATE BY: REVISIONS:

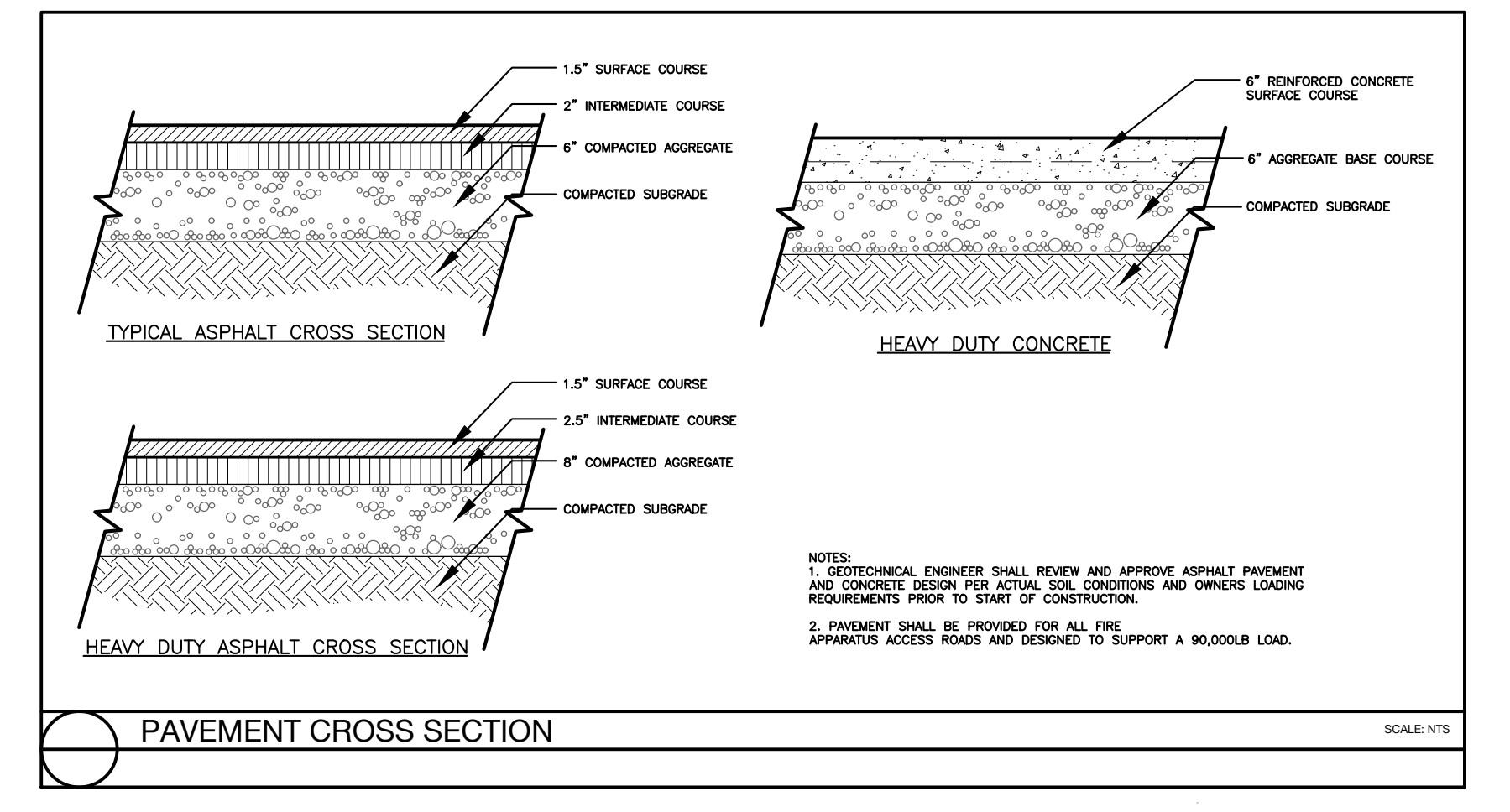
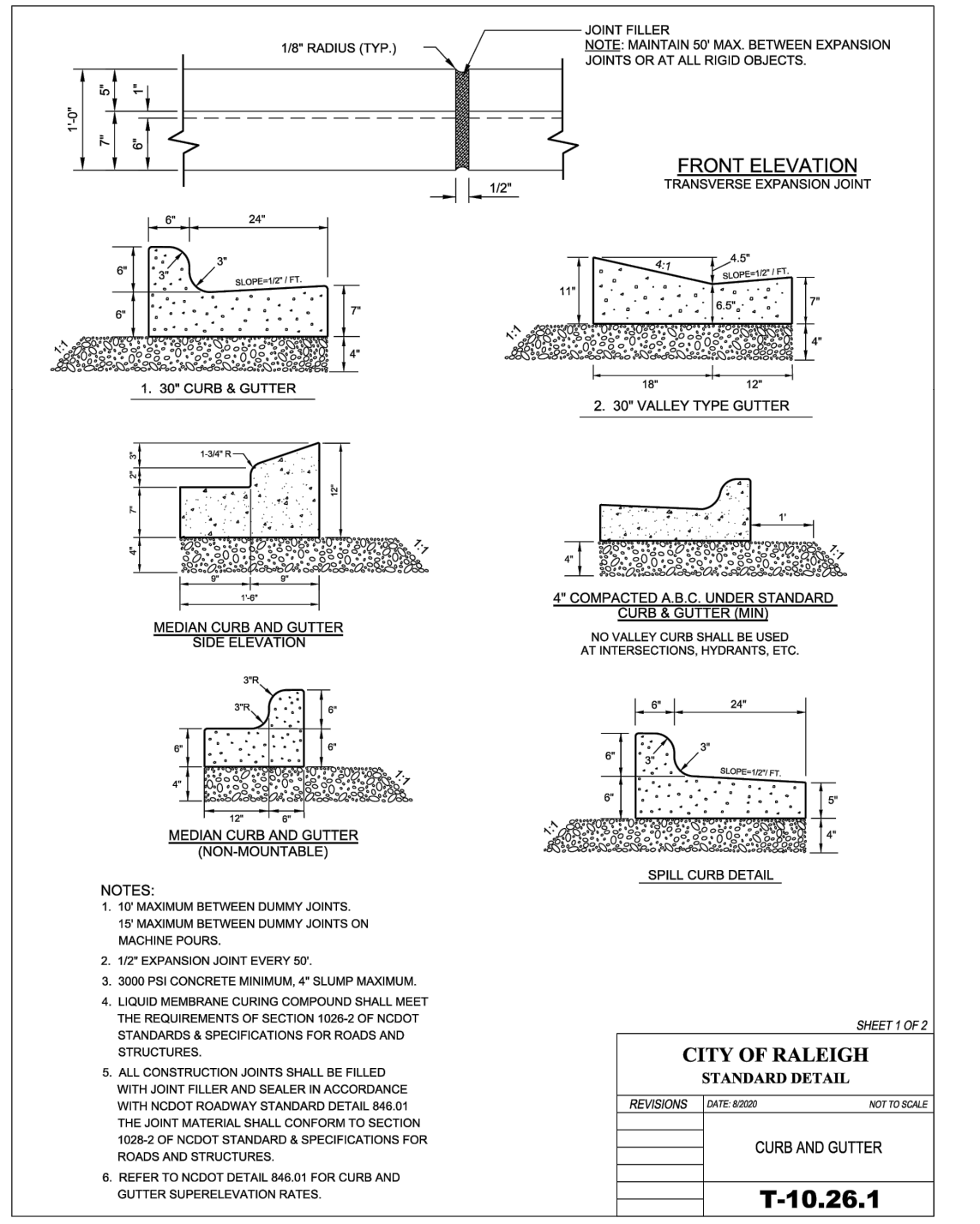
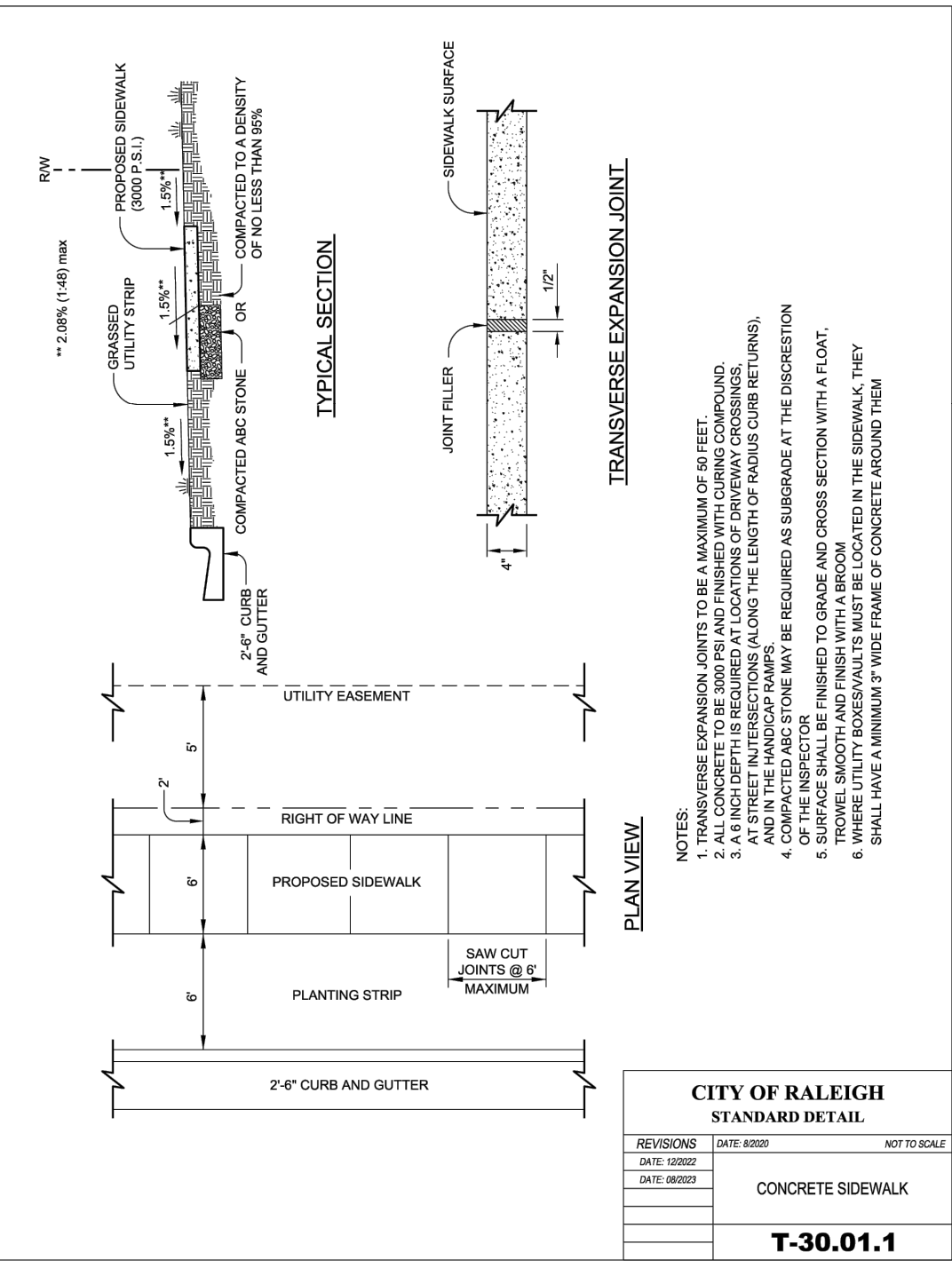
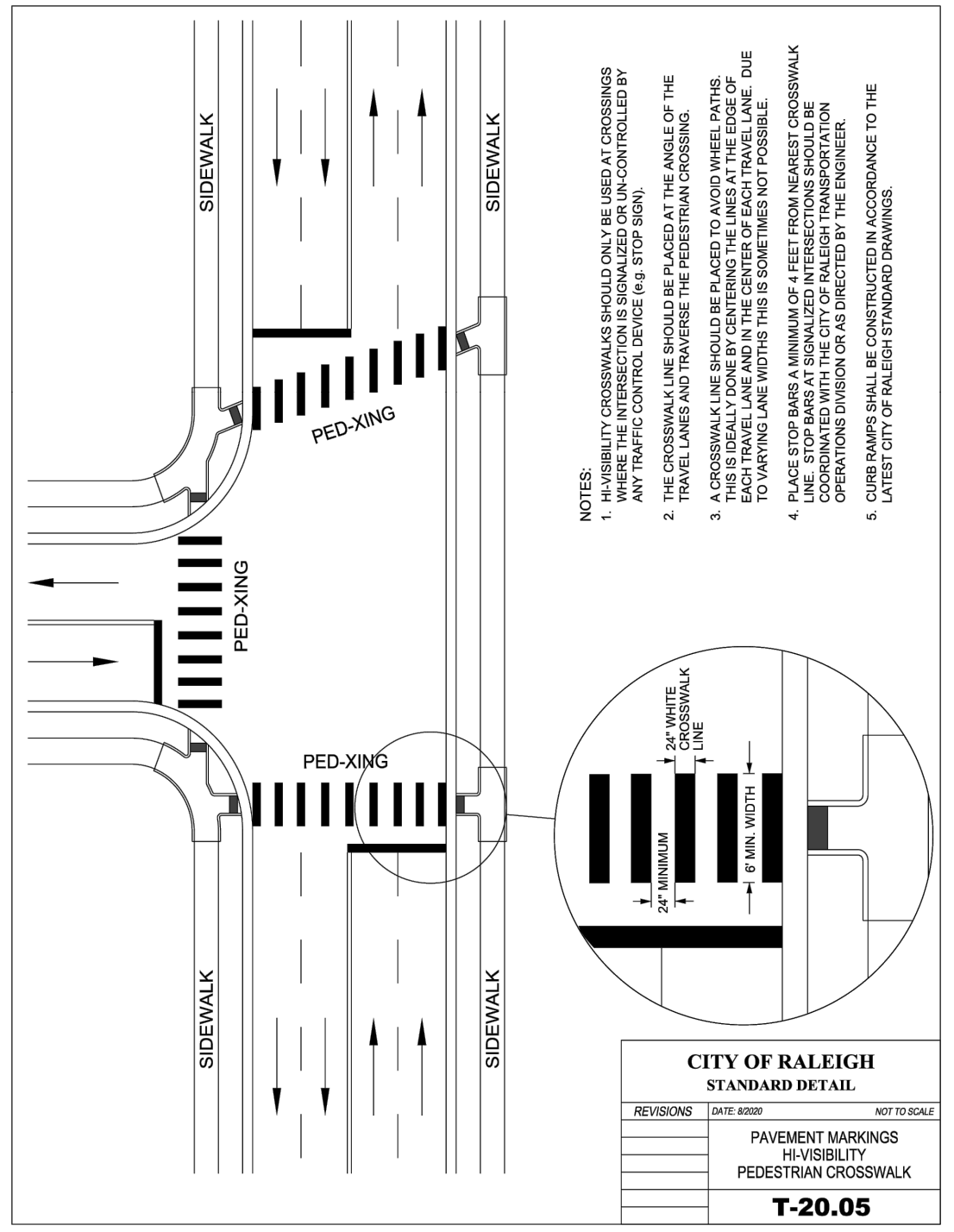
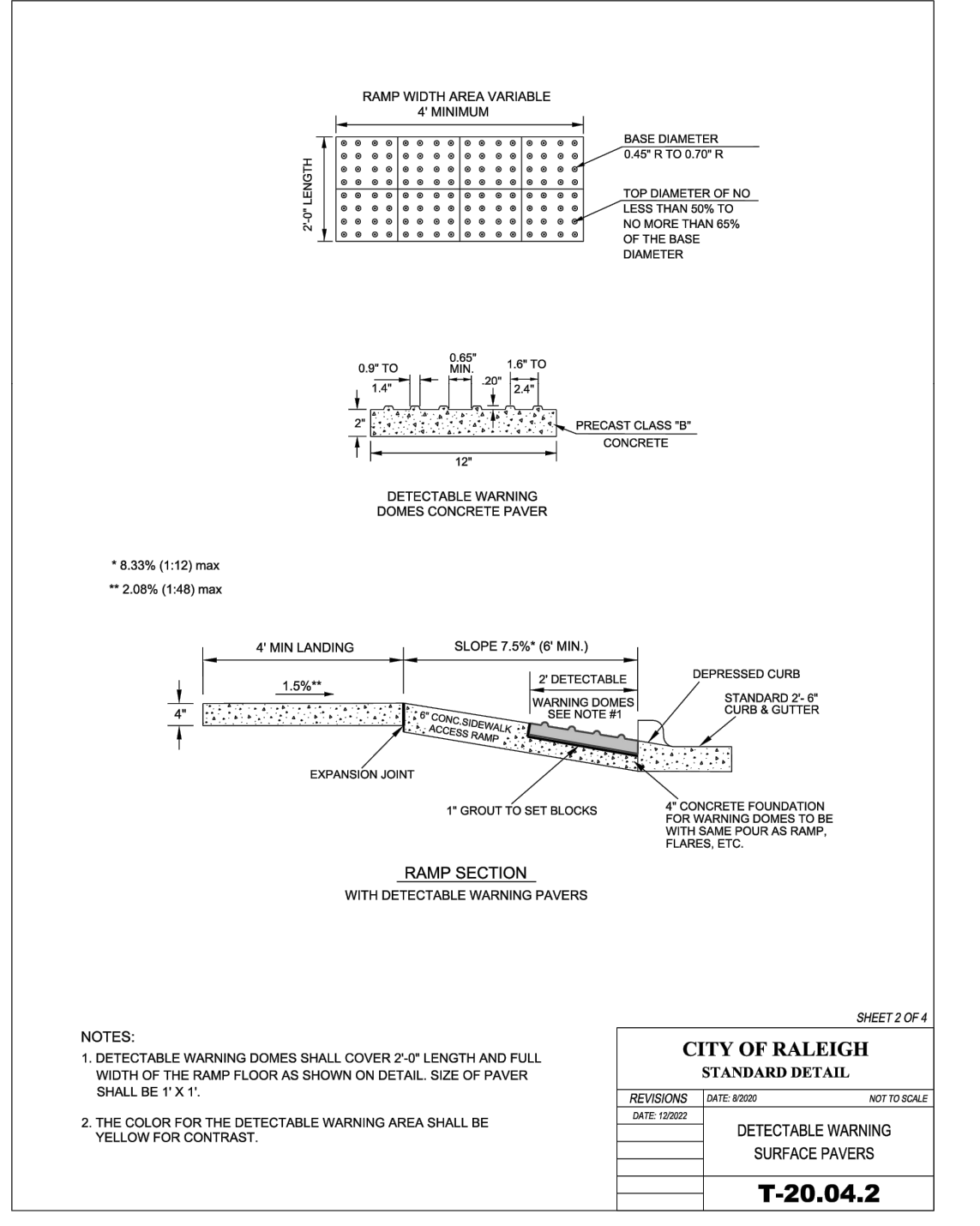
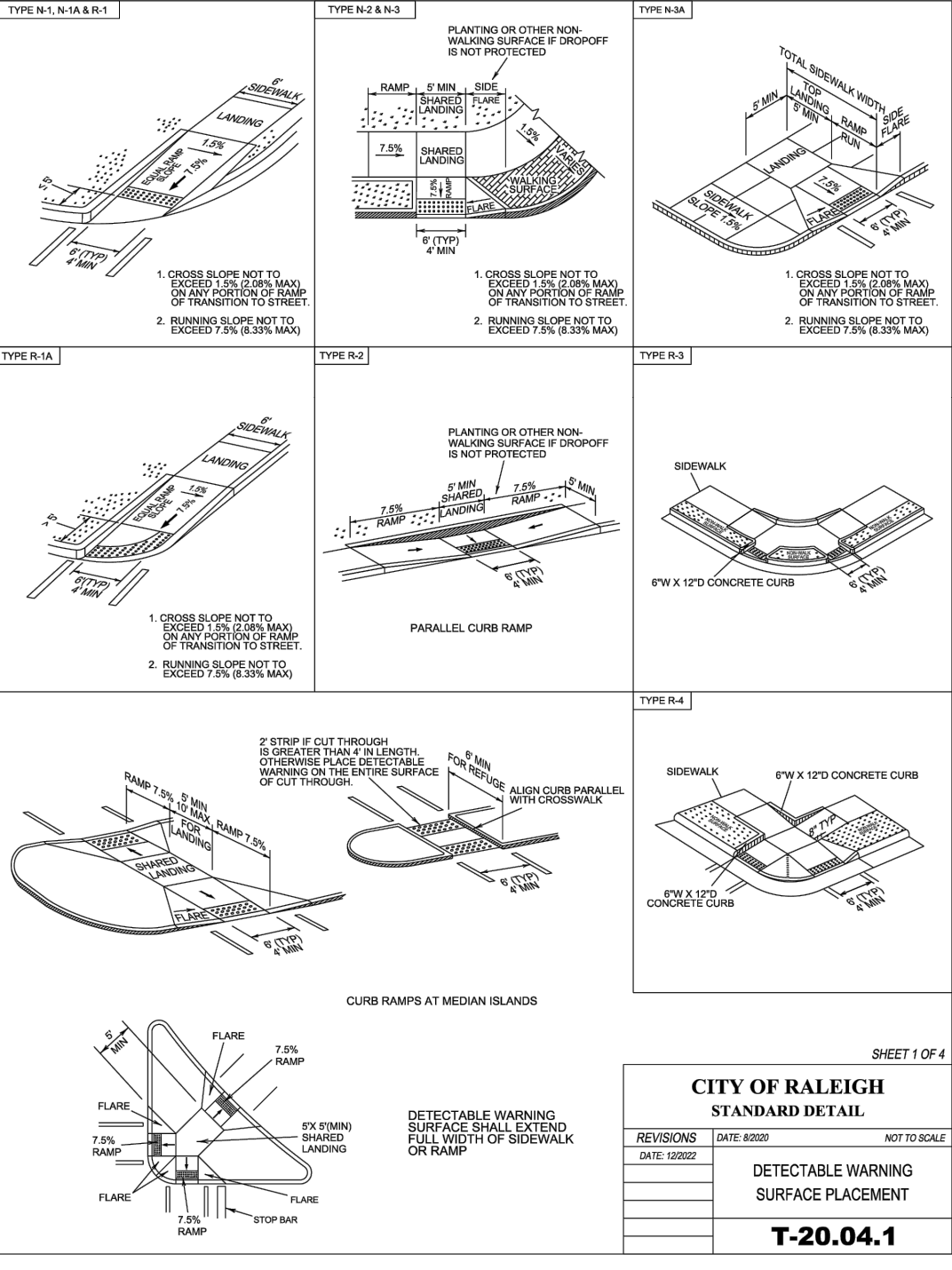
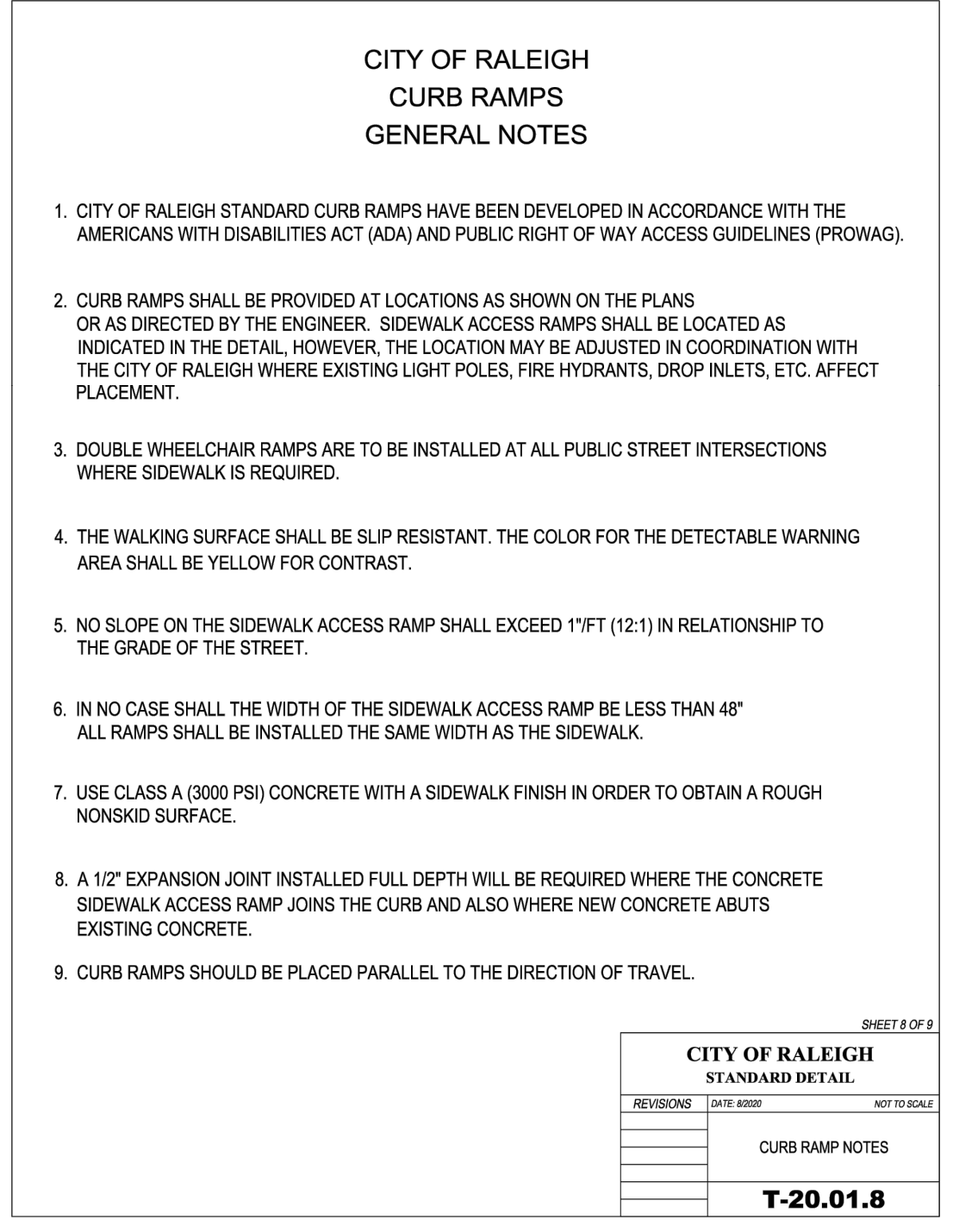
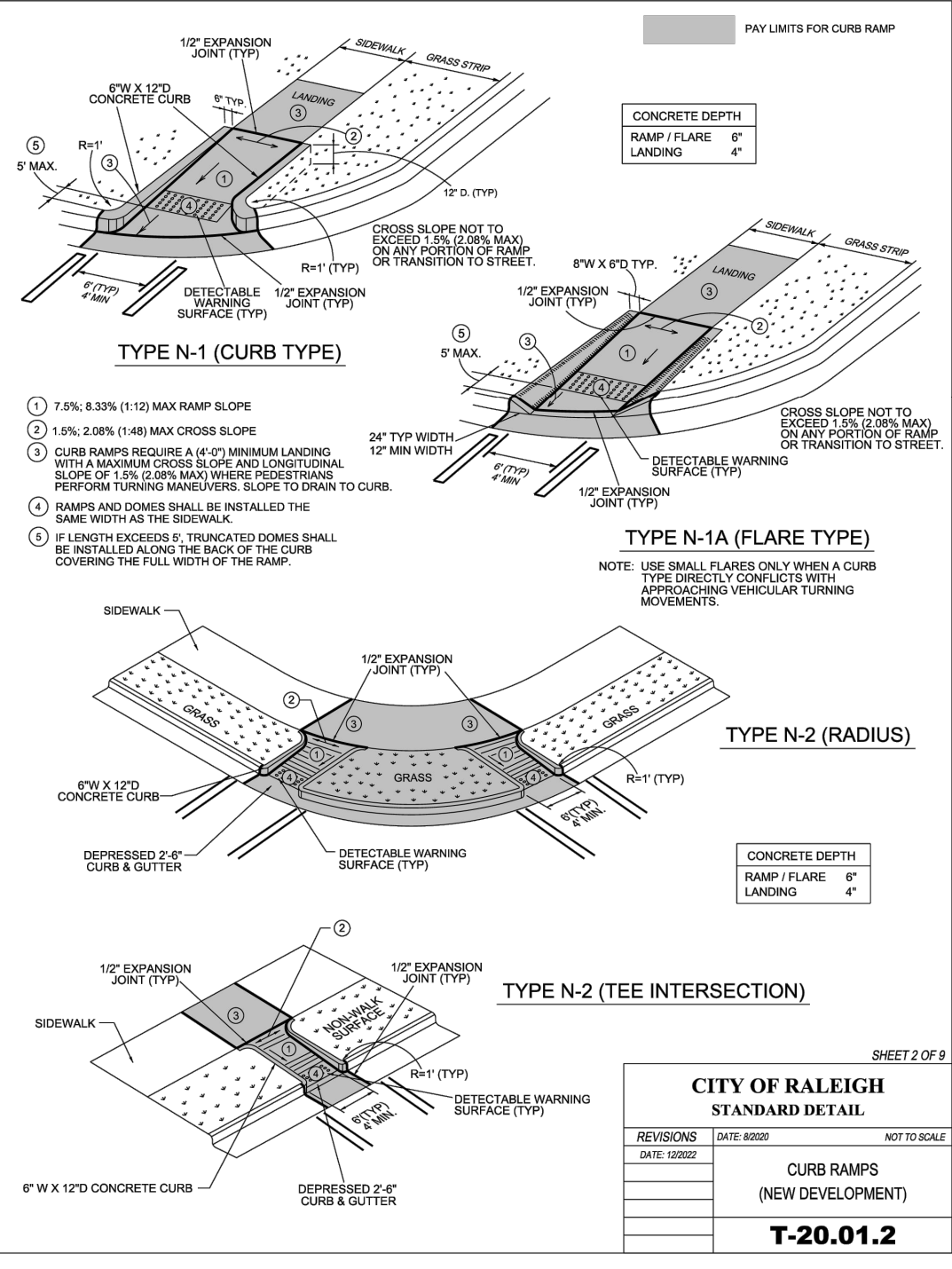
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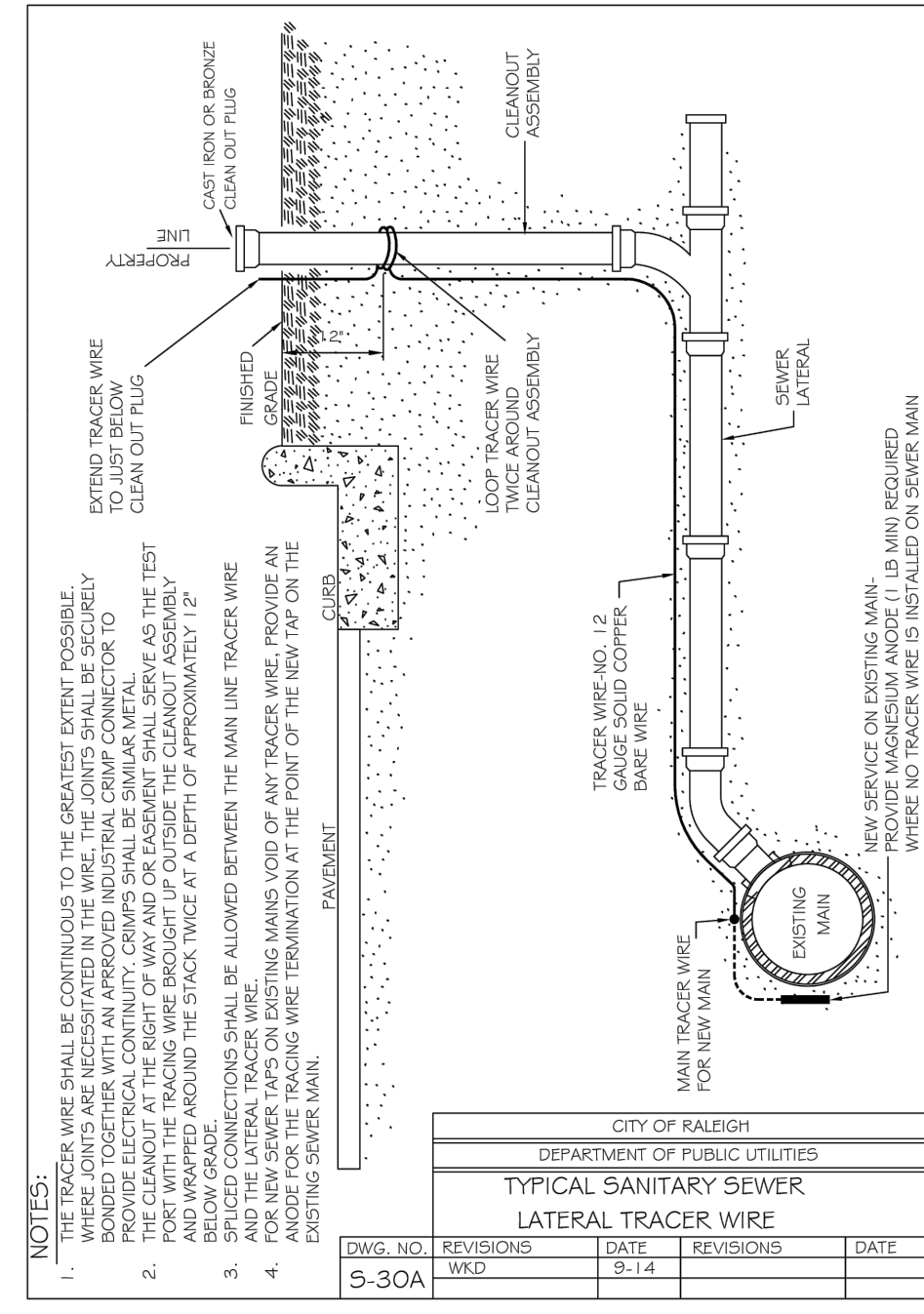
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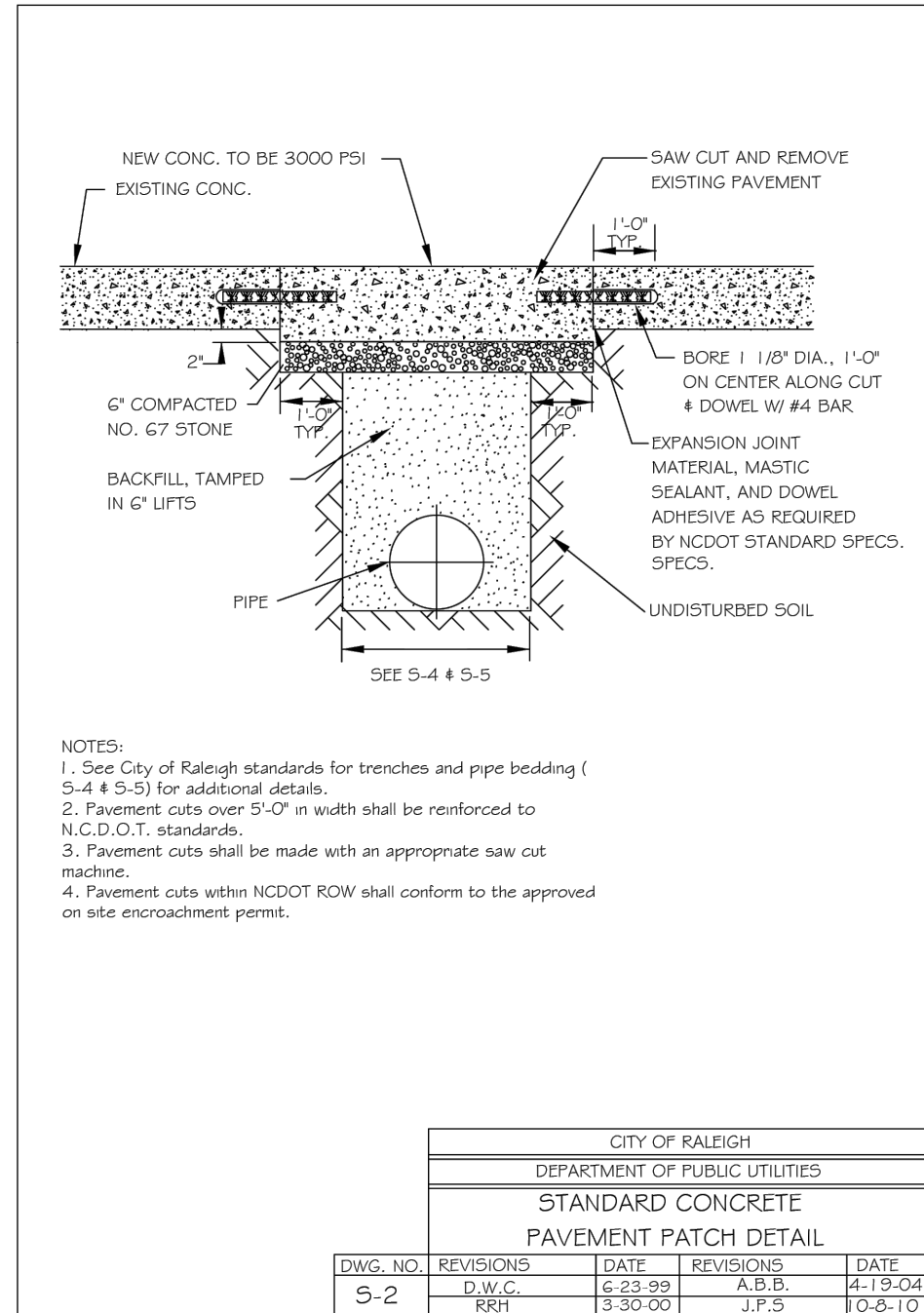
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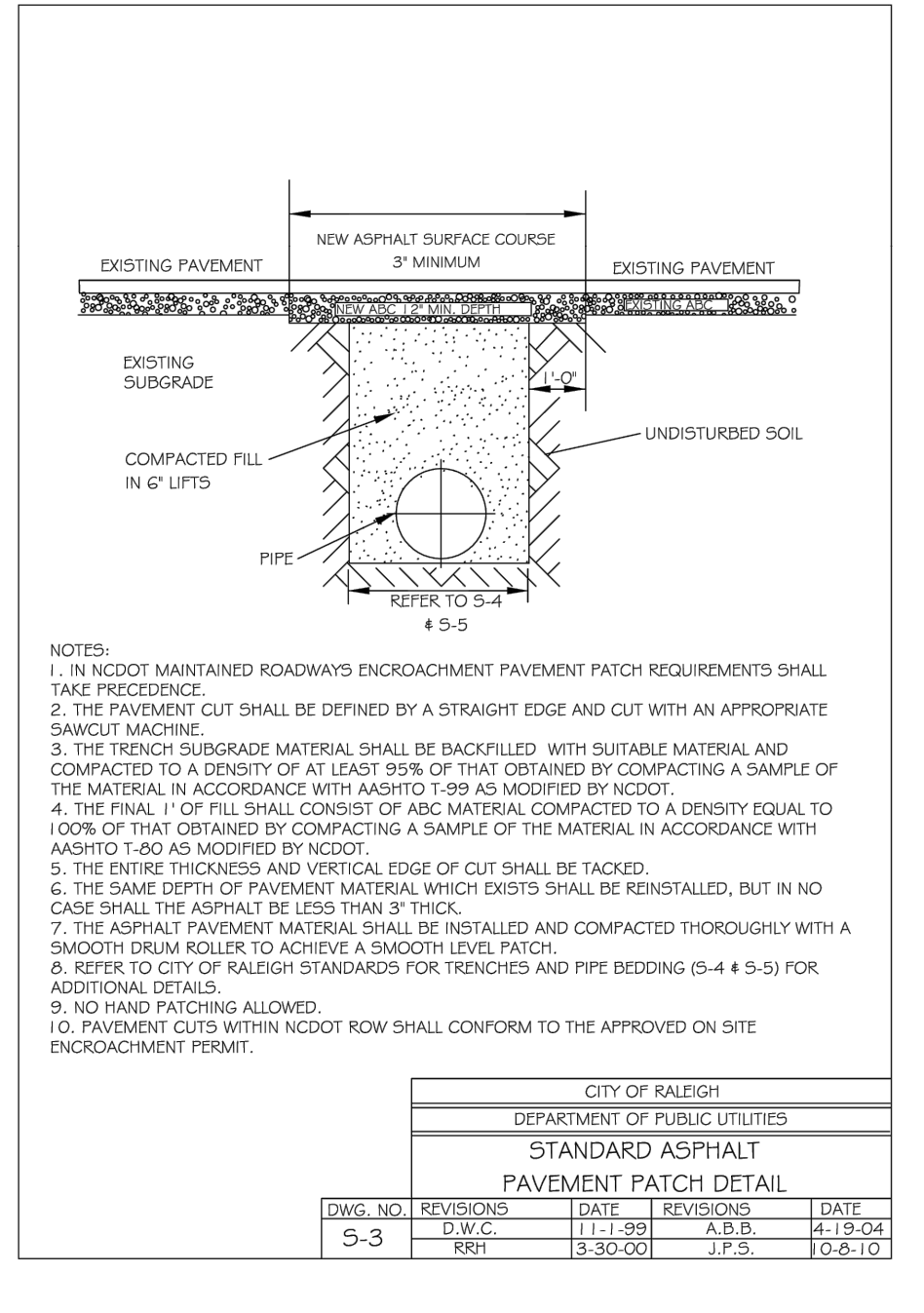




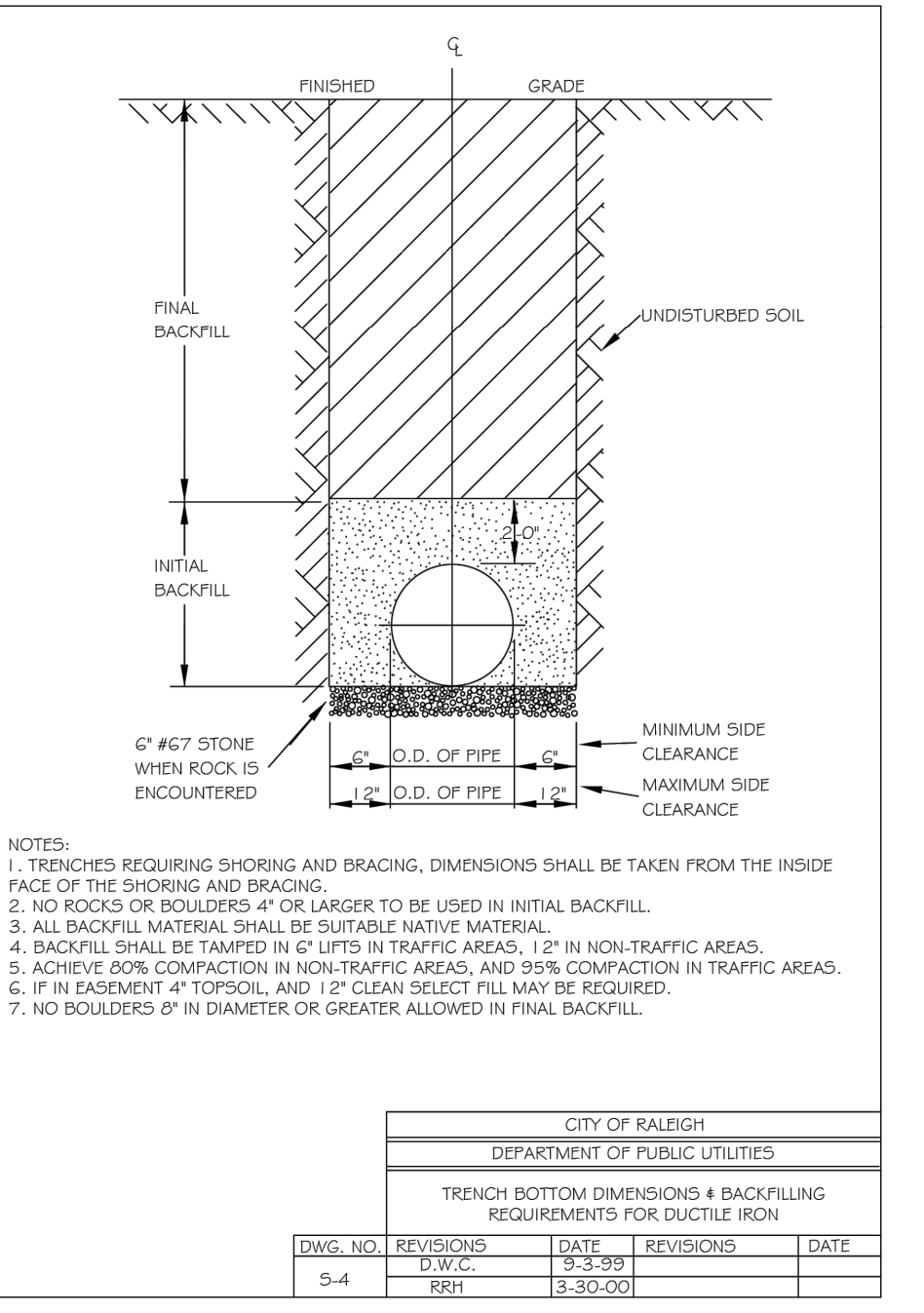
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DWG. NO.	REVISIONS	DATE	DATE
5-30A	REVISED	9-14	



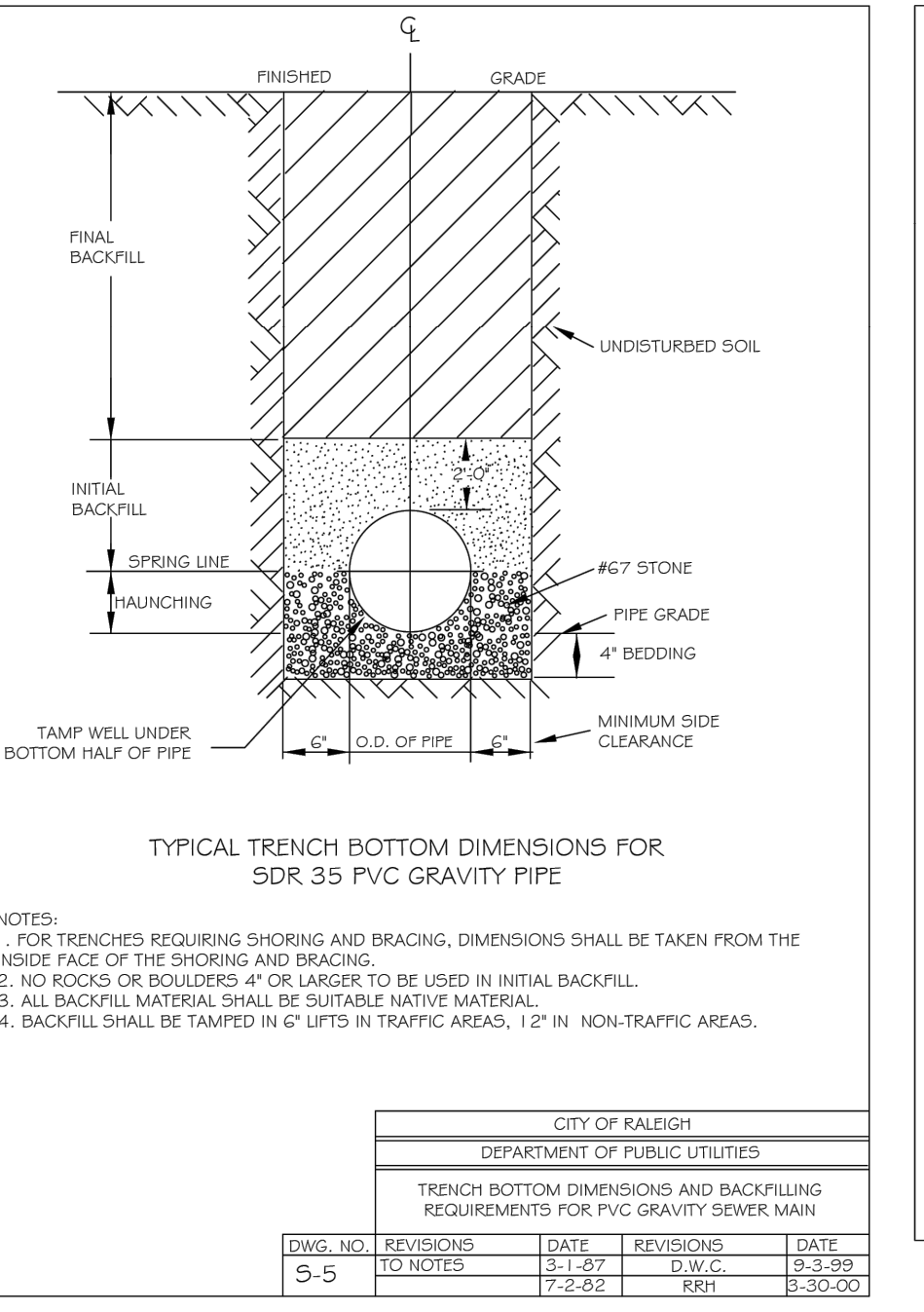
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STANDARD CONCRETE PAVEMENT PATCH DETAIL			
DWG. NO.	REVISIONS	DATE	DATE
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	RRH 3-30-00	J.F.S. 10-5-10	



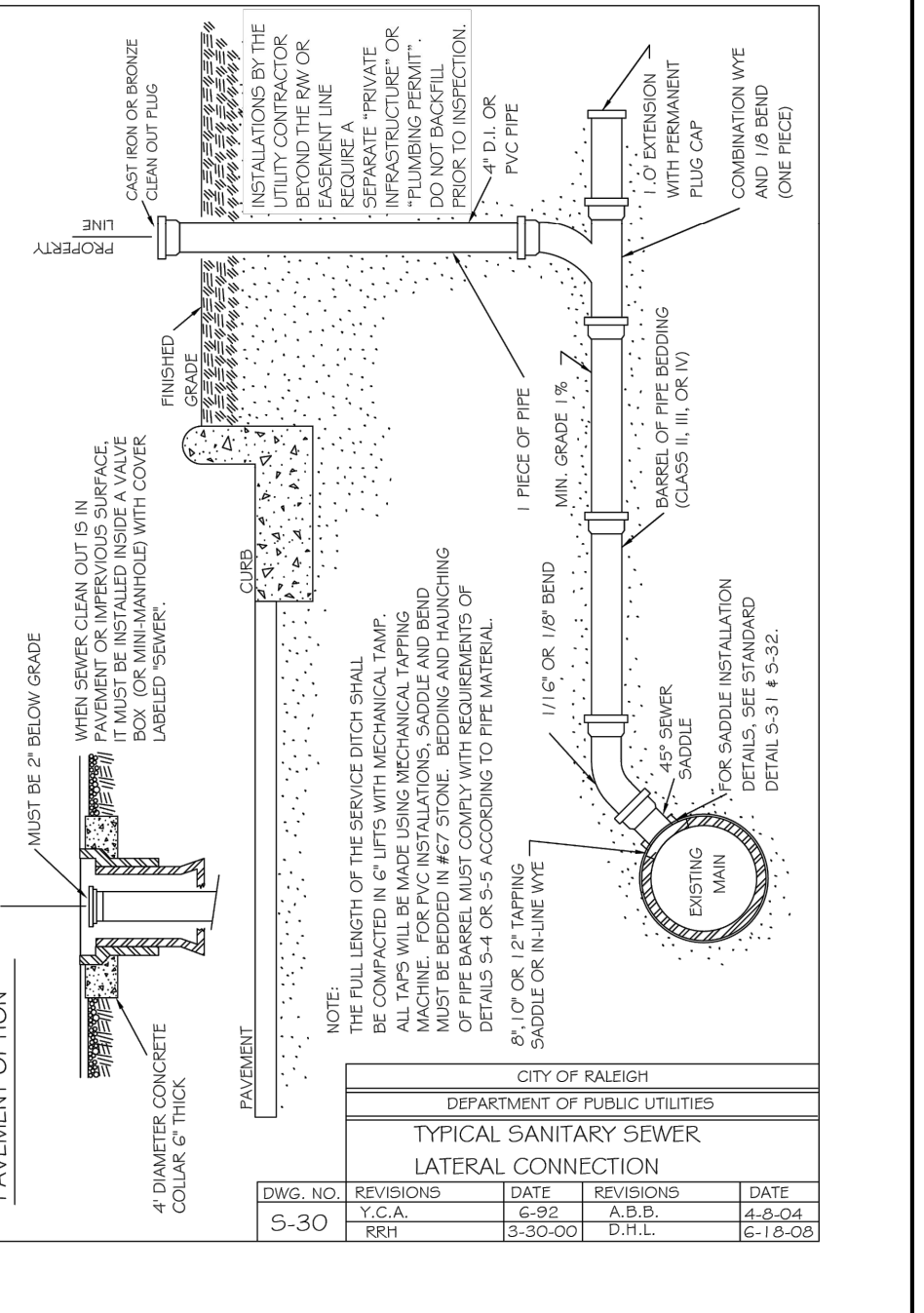
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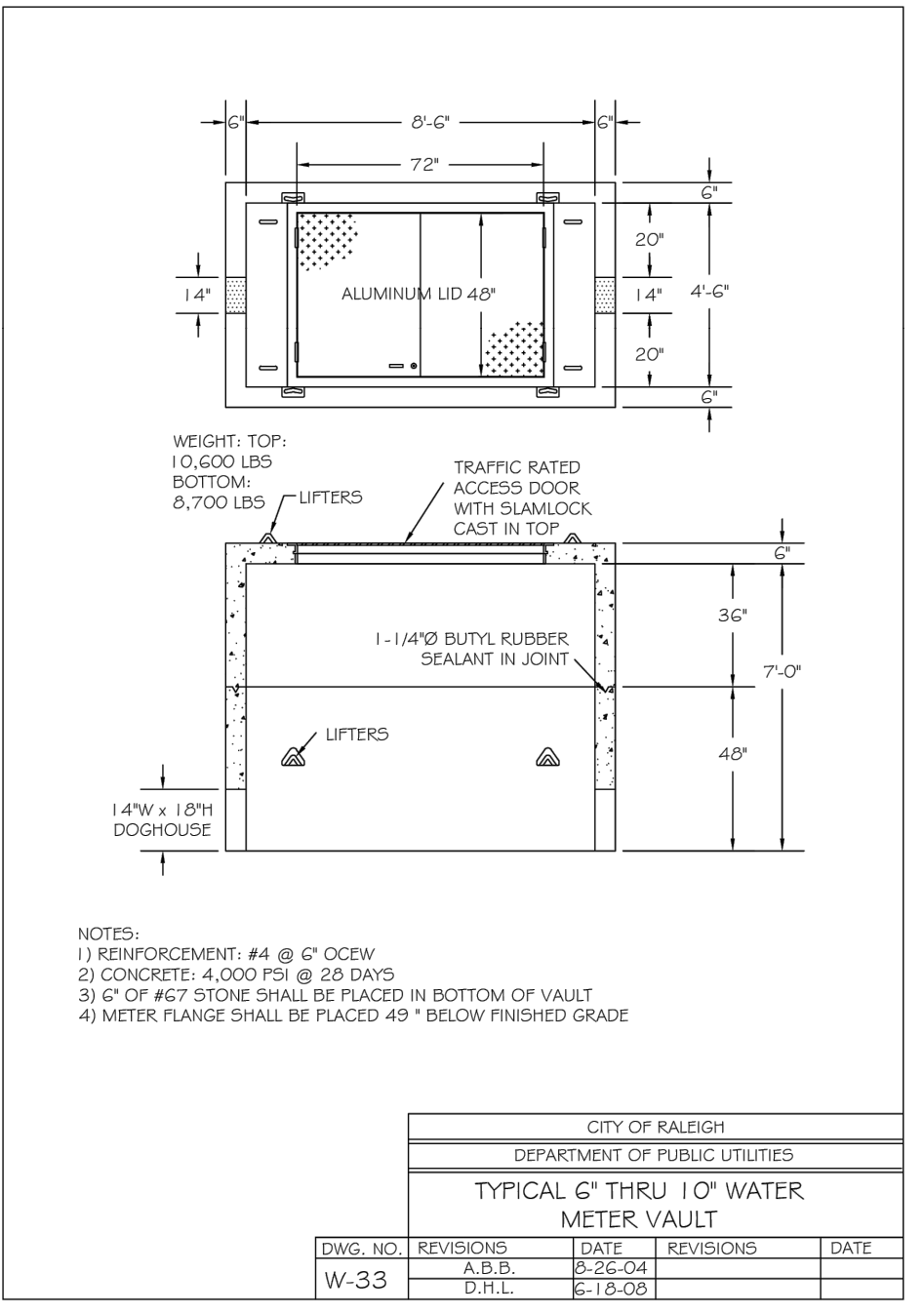
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TRENCH BOTTOM DIMENSIONS 4 BACKFILLING REQUIREMENTS FOR DUCTILE IRON			
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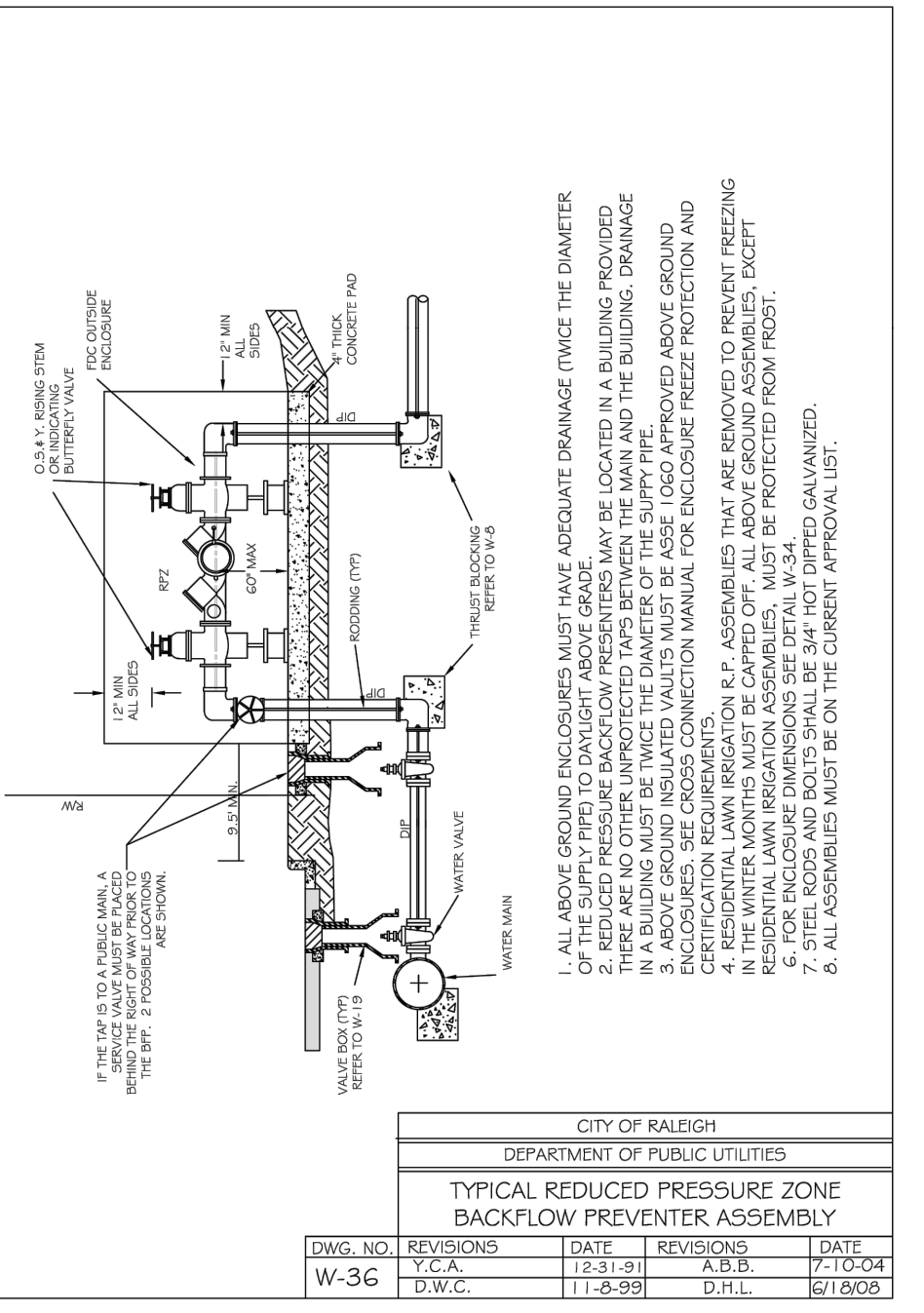
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TRENCH BOTTOM DIMENSIONS AND BACKFILLING REQUIREMENTS FOR PVC GRAVITY SEWER MAIN			
DWG. NO.	REVISIONS	DATE	DATE
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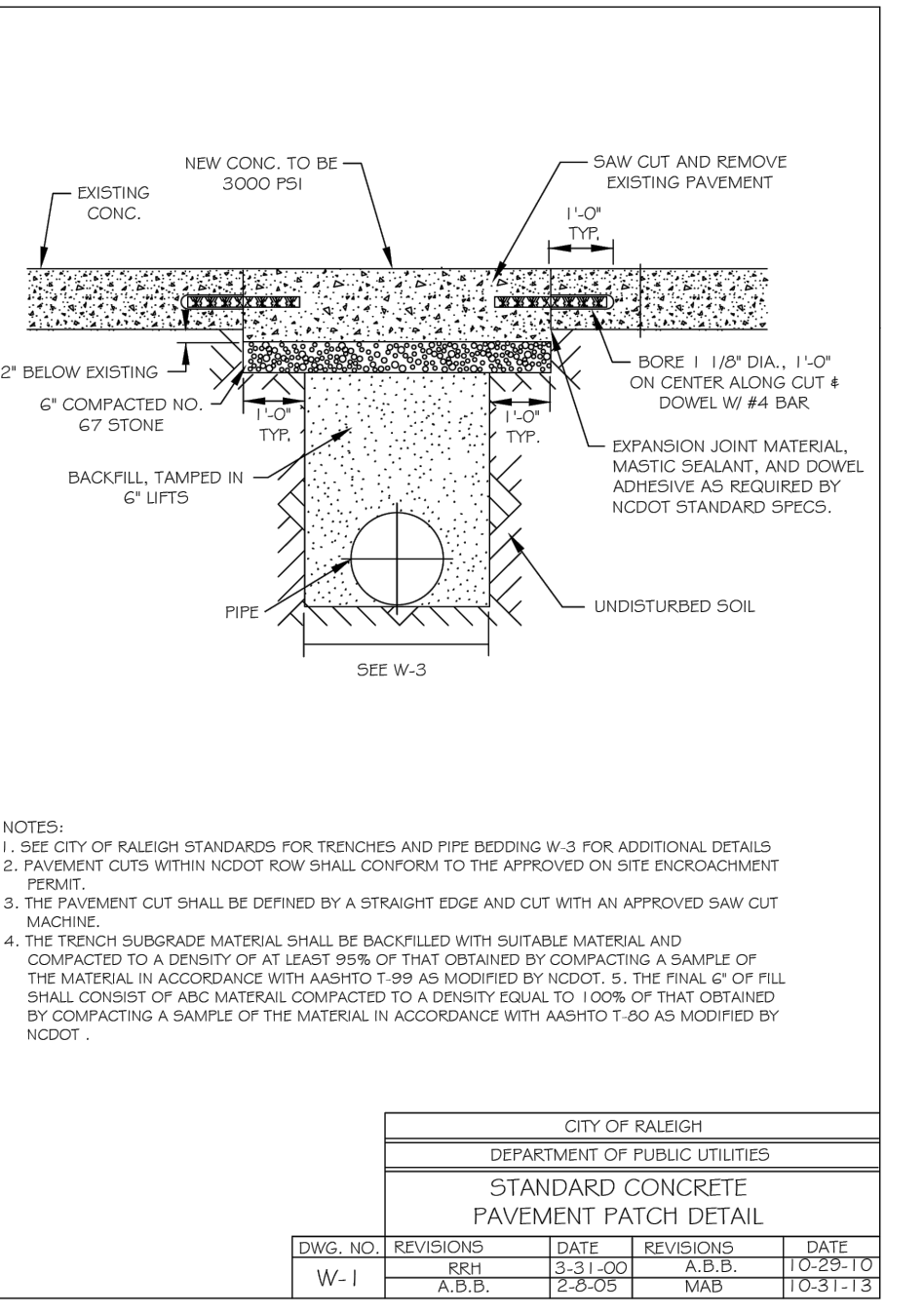
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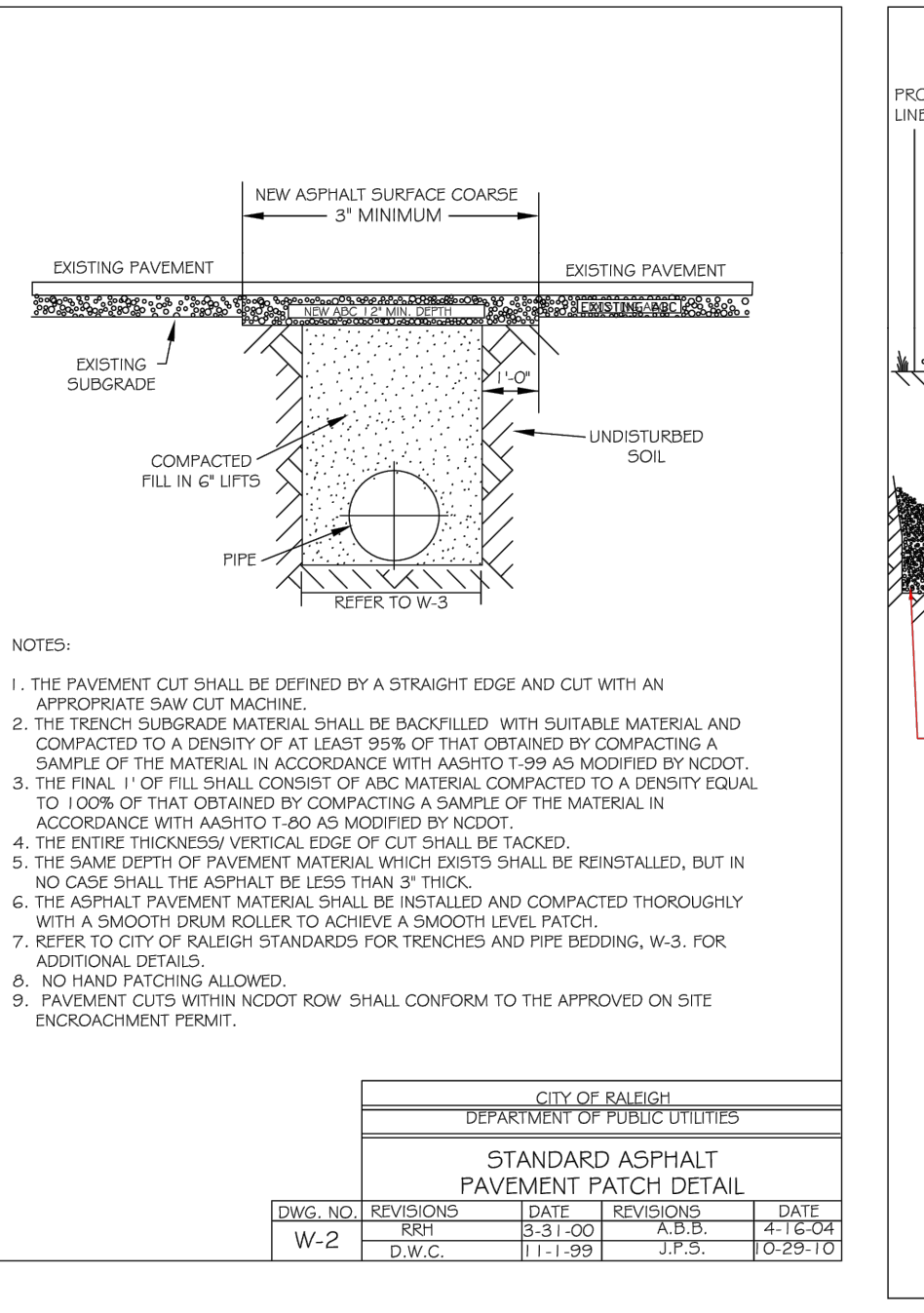
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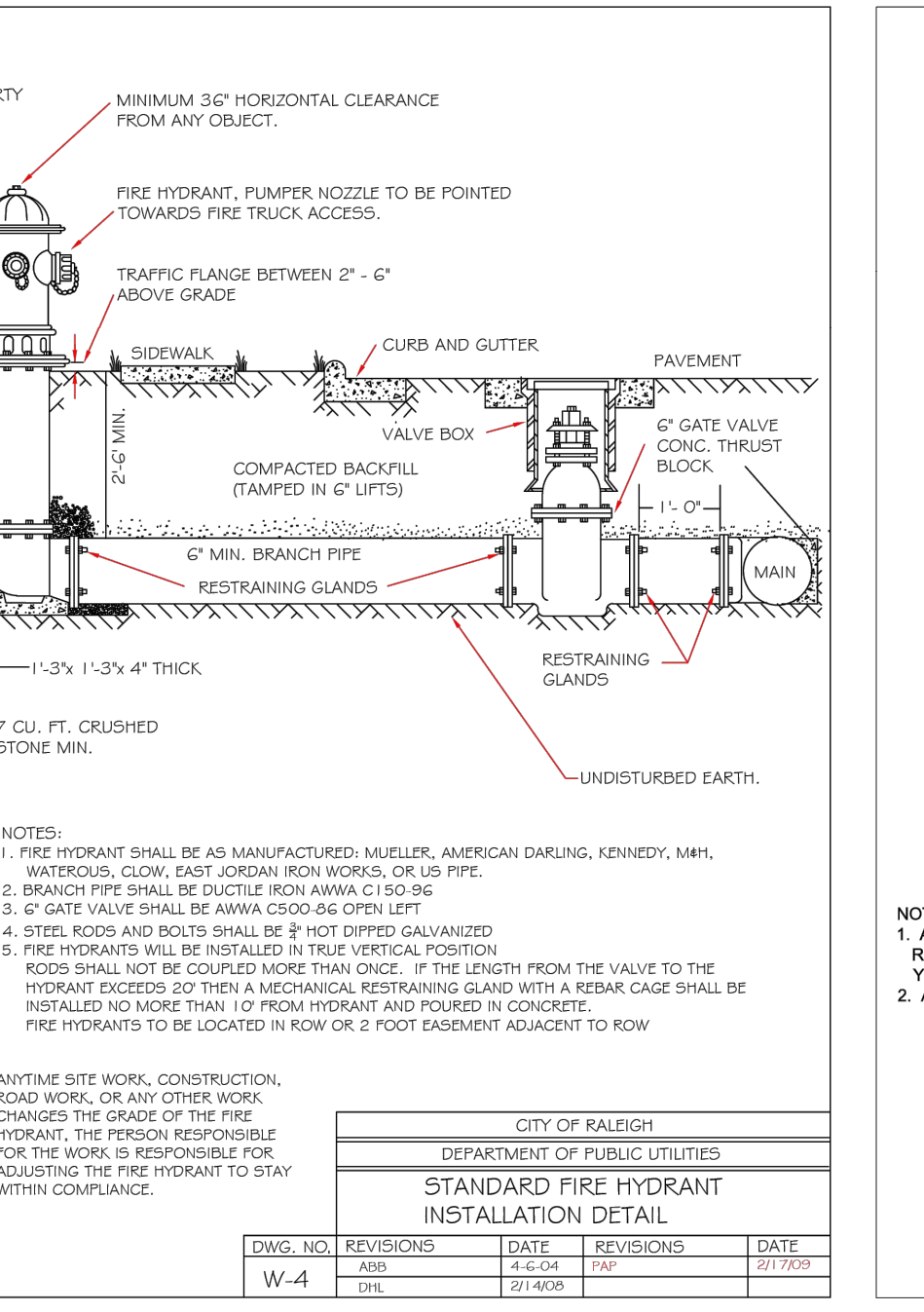
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	D.W.C. 11-6-99	D.H.L. 07/08	



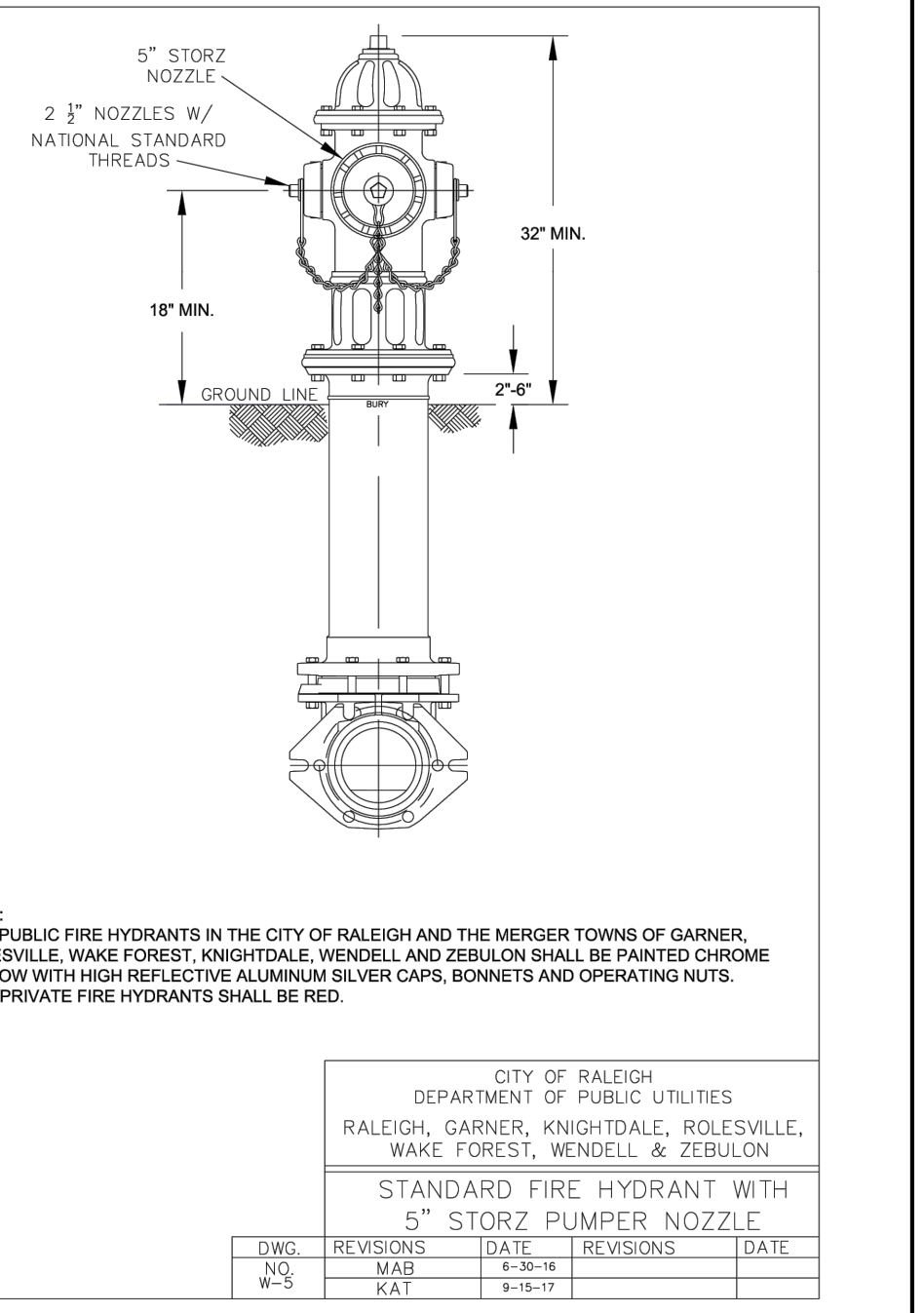
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	A.B.B. 2-6-05	MAB 10-31-13	



CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
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DWG. NO.	REVISIONS	DATE	DATE
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	D.W.C. 11-1-99	J.F.S. 10-29-10	



CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
STANDARD FIRE HYDRANT INSTALLATION DETAIL			
DWG. NO.	REVISIONS	DATE	DATE
W-4	JFB 4-1-04		
	DHL 2/14/00		



CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
STANDARD FIRE HYDRANT WITH 5\"/>			
DWG. NO.	REVISIONS	DATE	DATE
W-5	MAB 4-30-14		
	KAT 9-15-17		

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05/08/2024

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Raleigh, NC 27601

City Gateway Parking Facility

Administrative Site Review

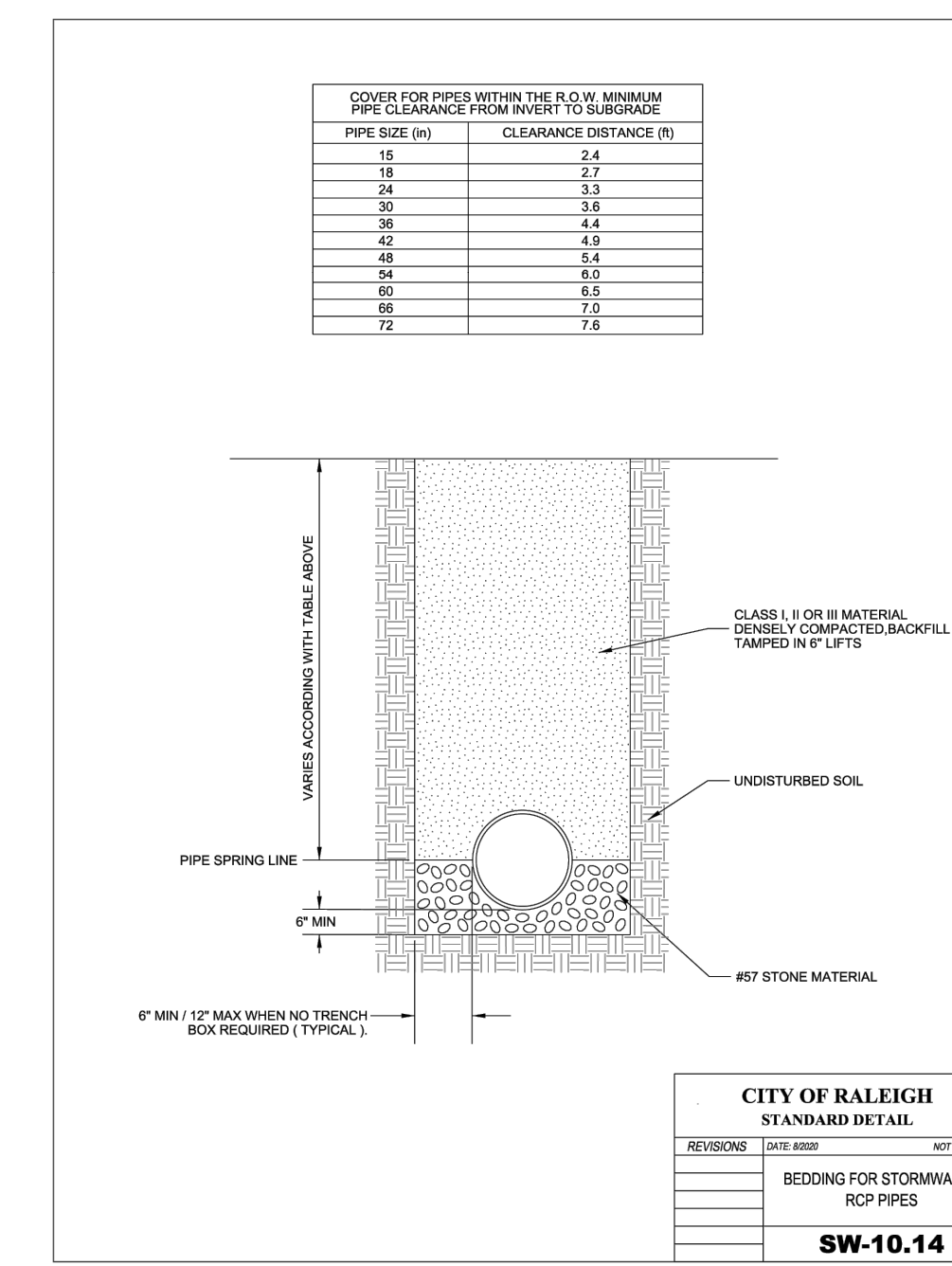
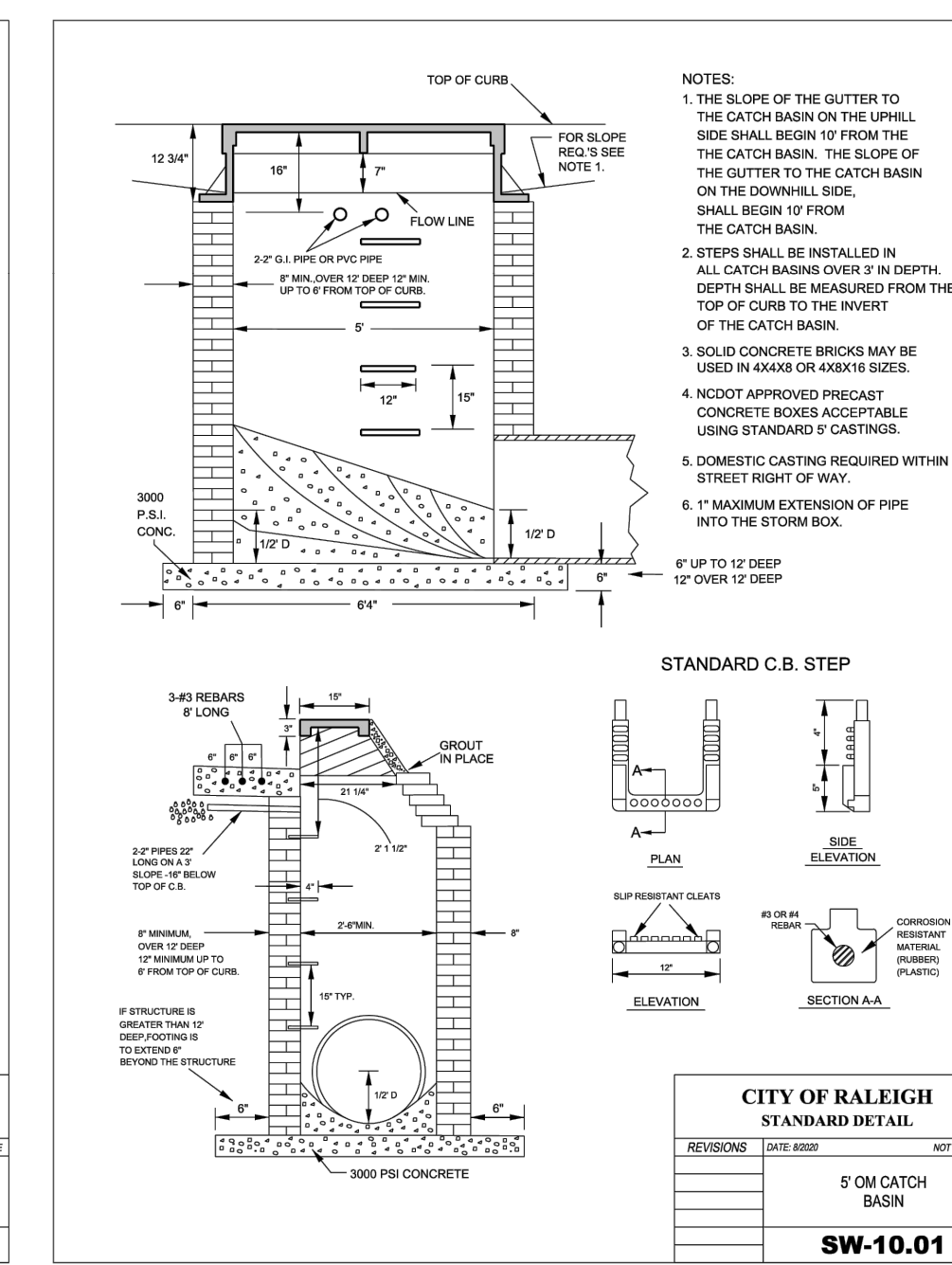
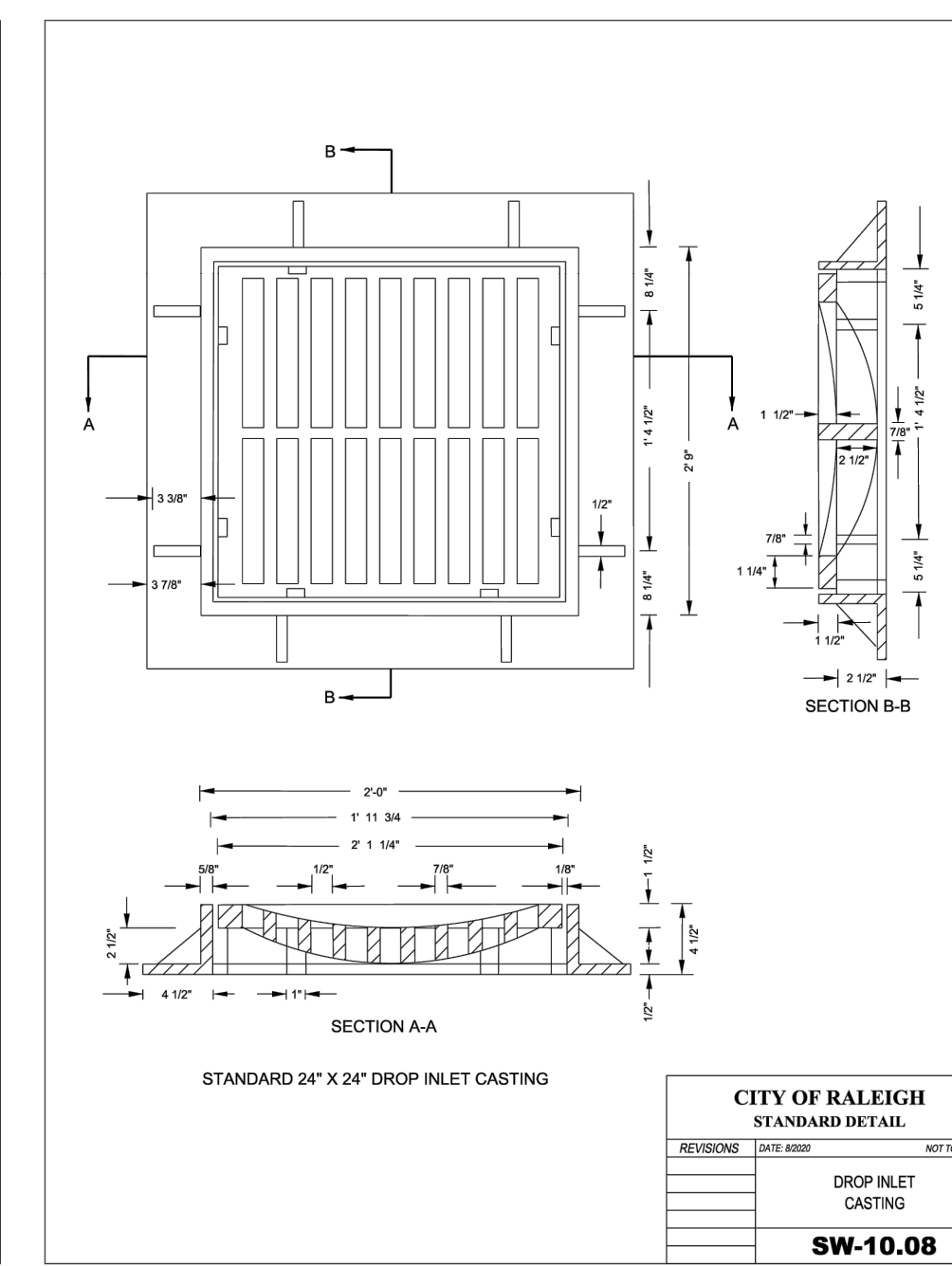
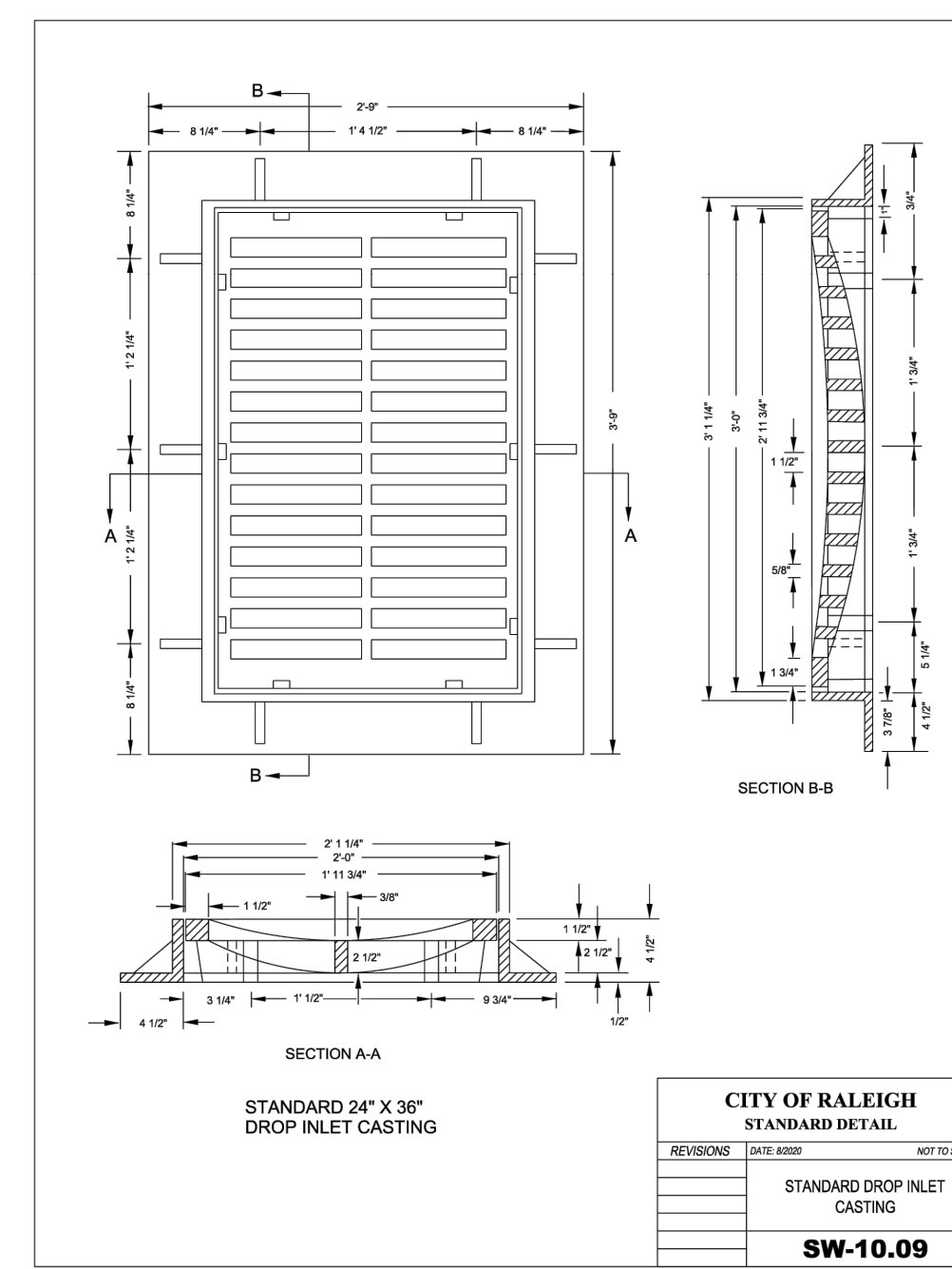
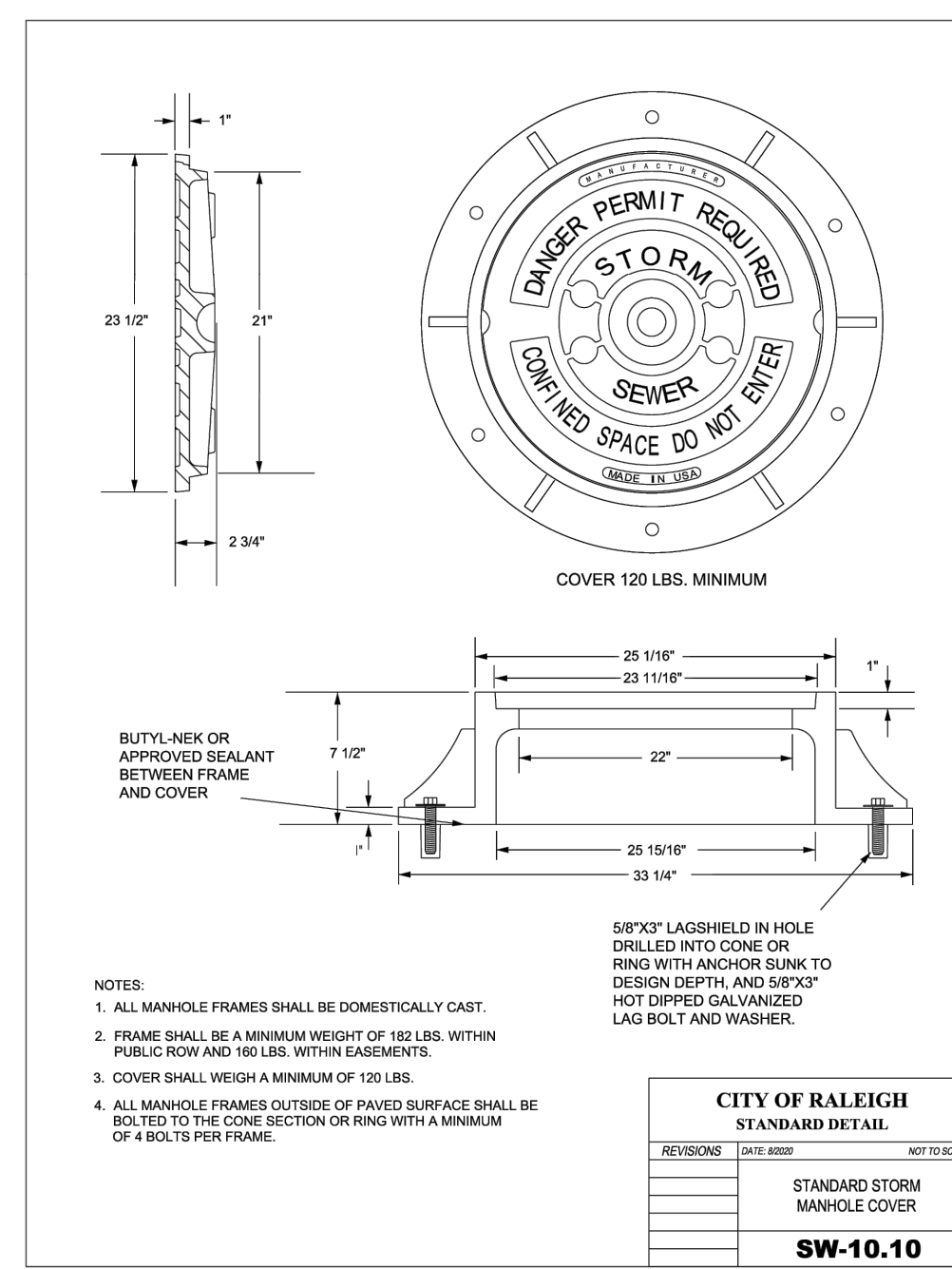
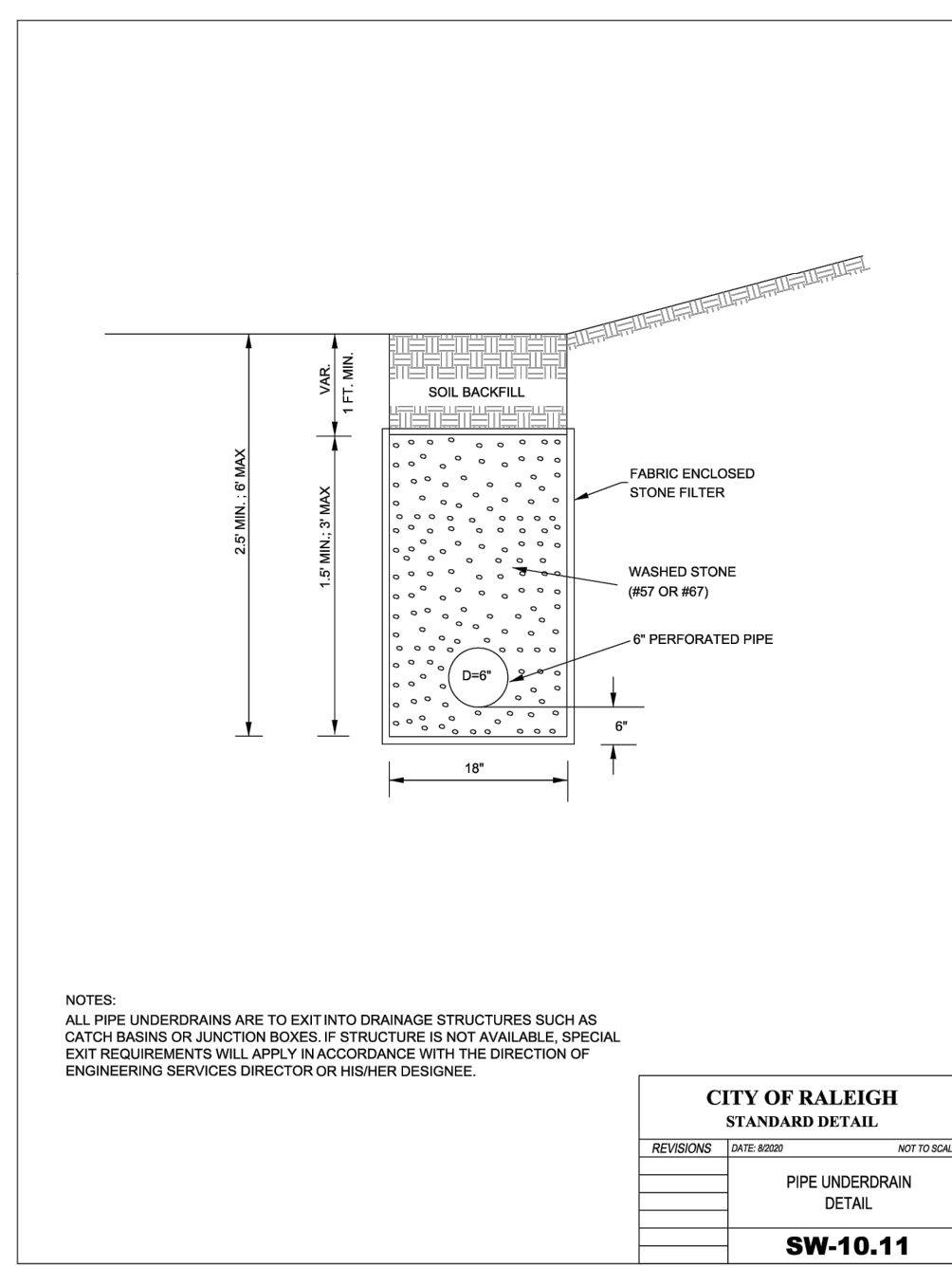
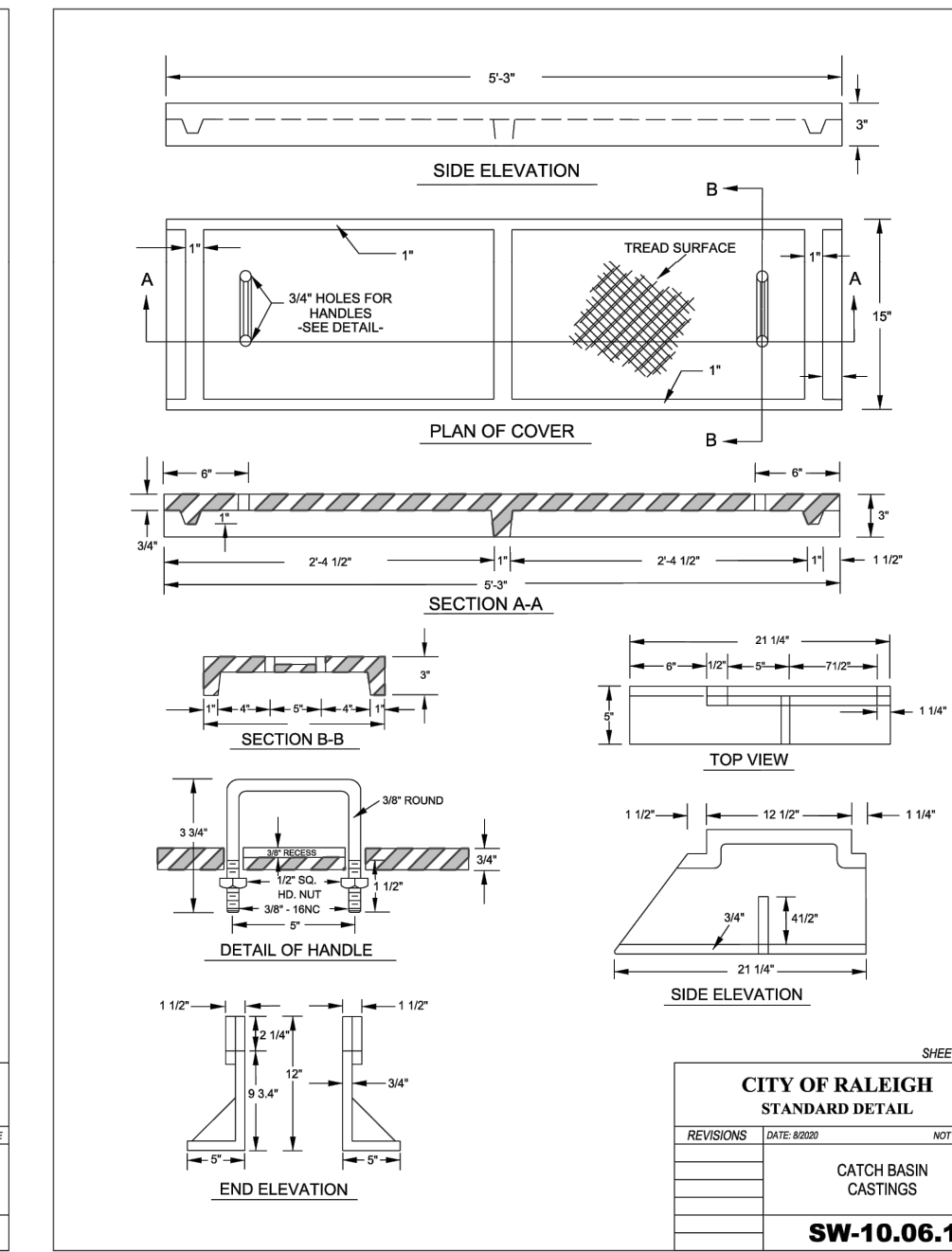
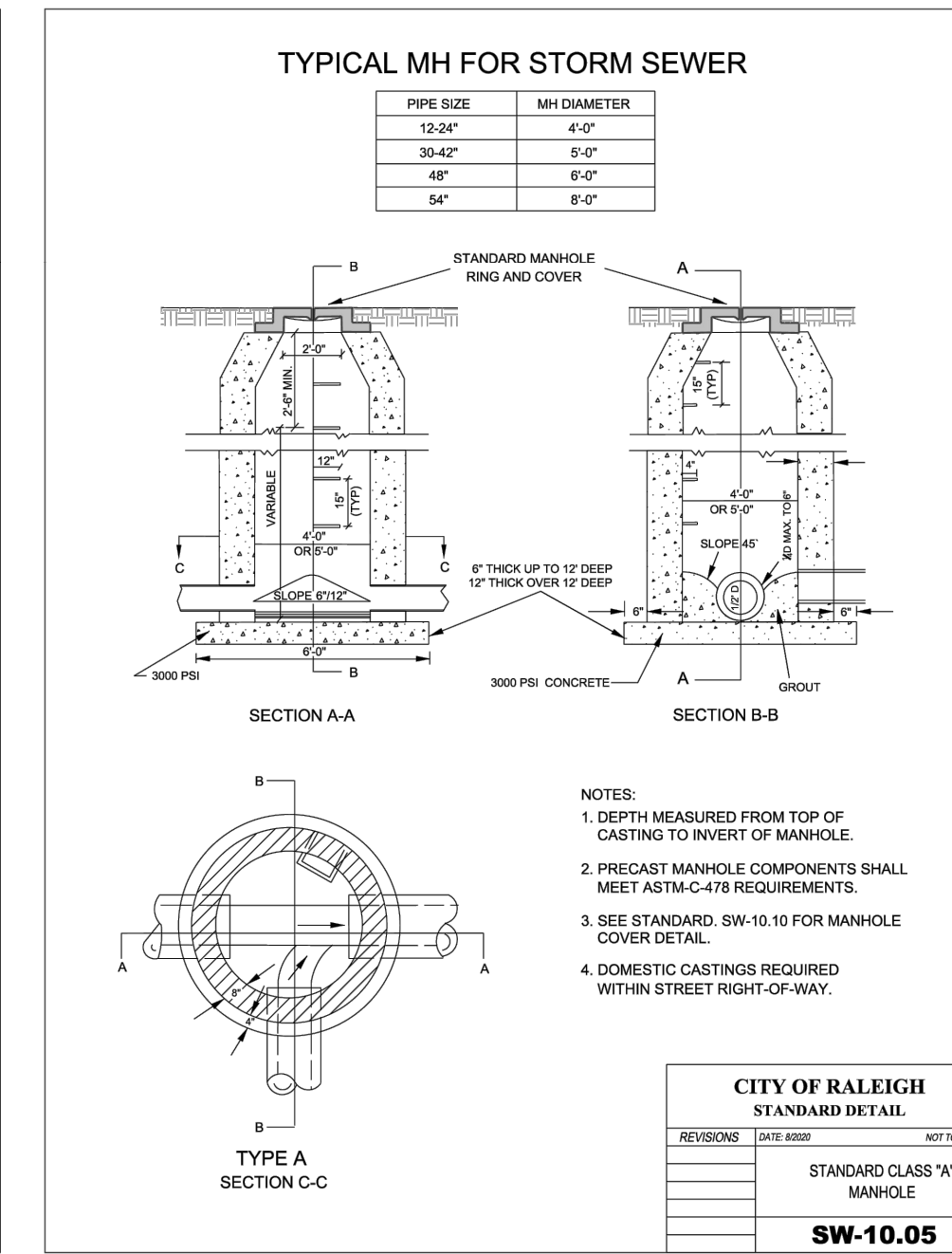
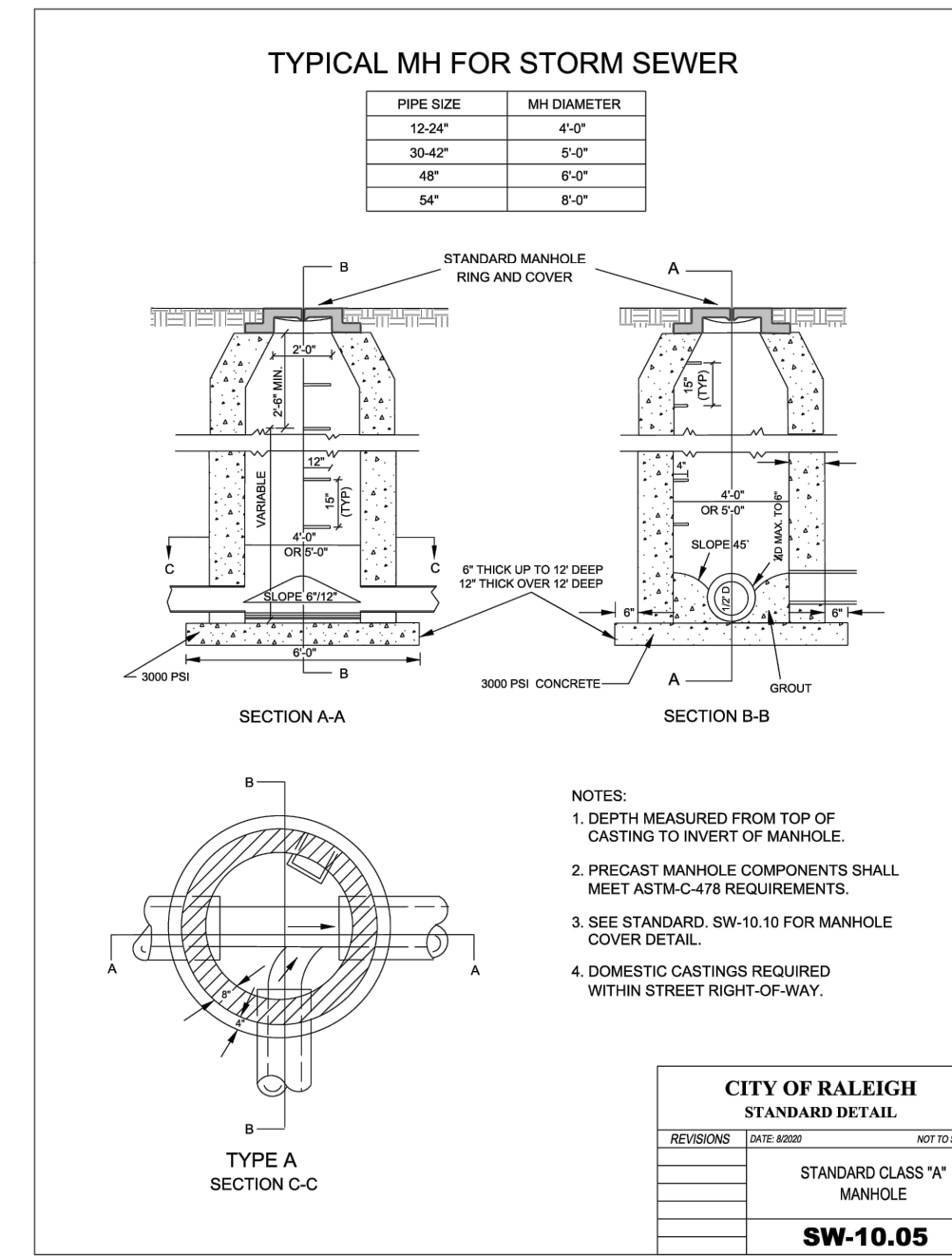
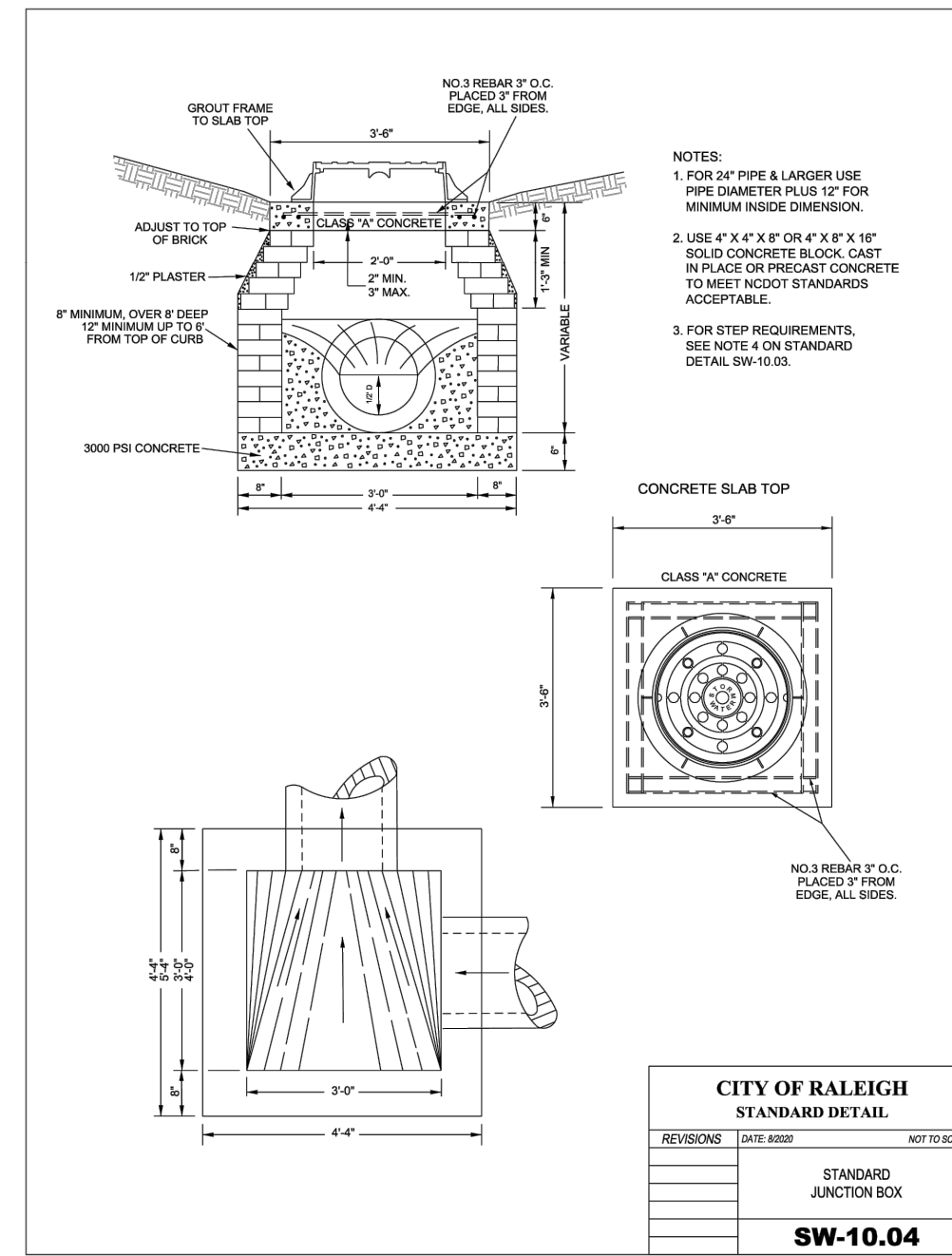
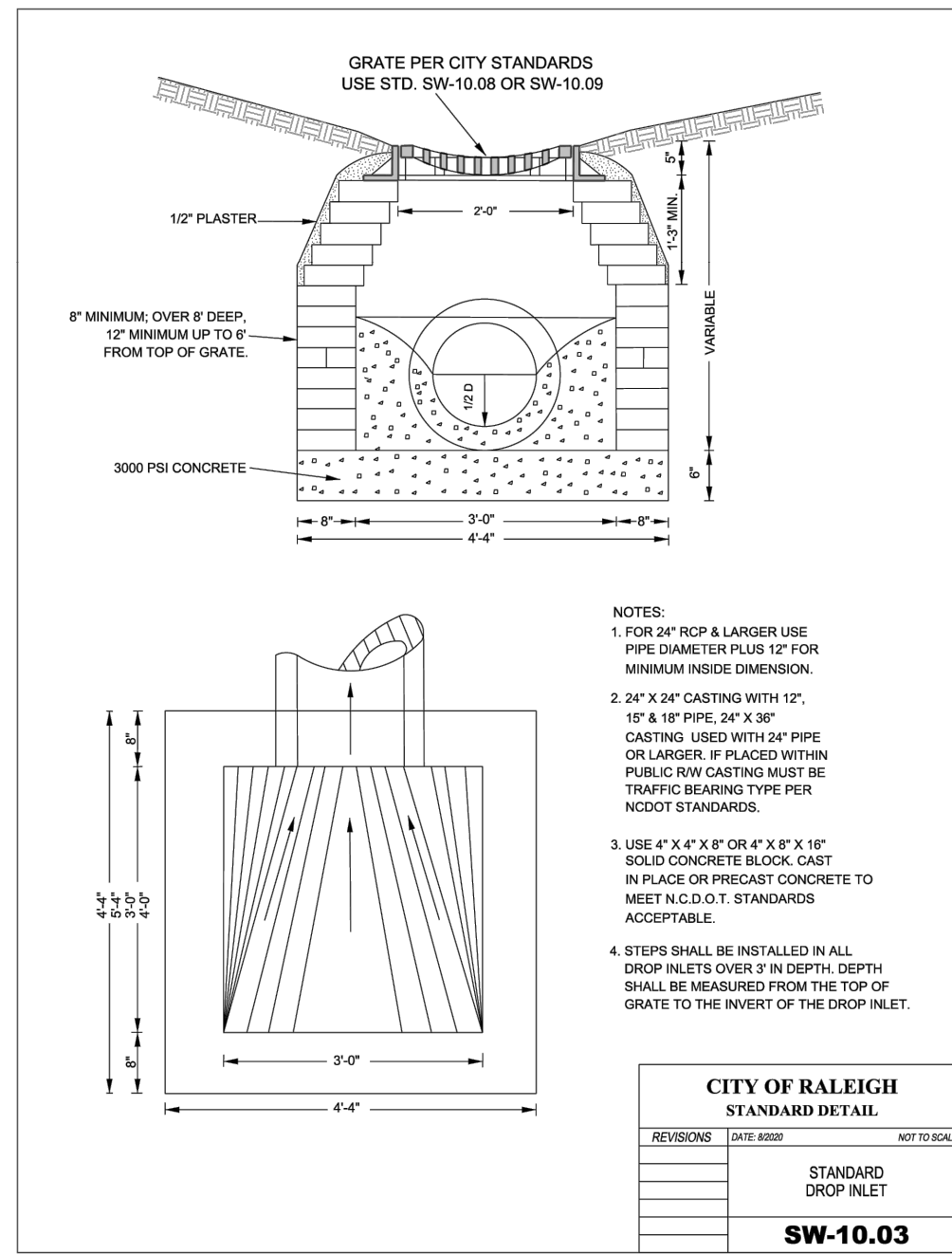
Water & Sewer Utility Details

130 Kindley St., Raleigh, NC 27601

NO.	DATE	BY	REVISIONS

Project No: 24-RDU-005
Date: 05/08/2024
Sheet No:

C-8.1



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Raleigh, NC 27601
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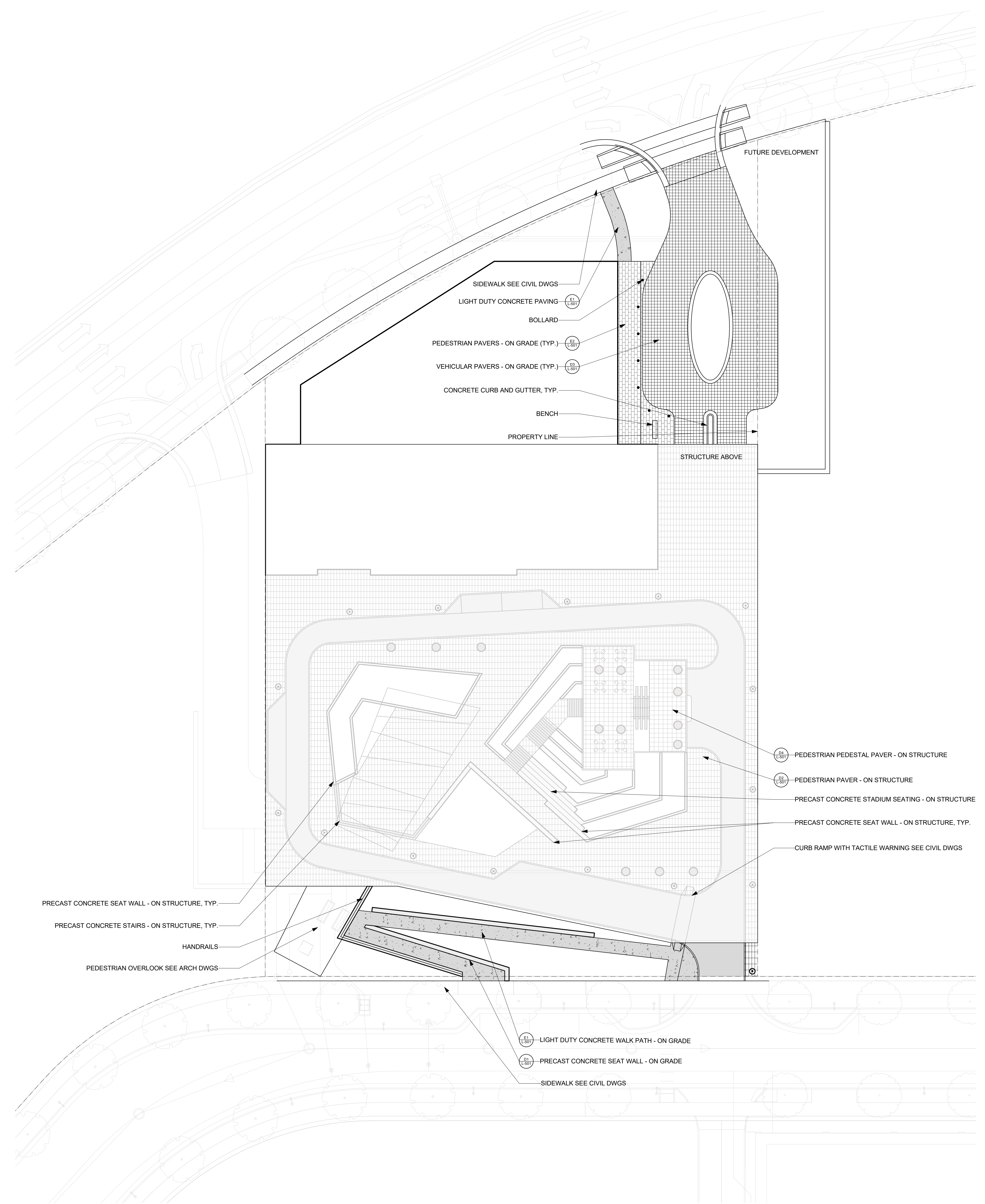
Capital City Urban Development LLC

City Gateway Parking Facility Administrative Site Review

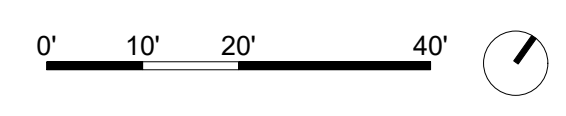
Stormwater Details
130 Kindley St., Raleigh, NC 27601

Project No: 24-RDU-005
Date: 05/08/2024
Sheet No:

C-8.2



MATERIALS LEGEND		
	PEDESTRIAN PAVERS - ON STRUCTURE	(D2) L-501
	PEDESTRIAN PEDESTAL PAVERS - ON STRUCTURE	(D4) L-501
	PEDESTRIAN UNIT PAVERS - ON GRADE	(E2) L-501
	VEHICULAR UNIT PAVERS - ON GRADE	(E3) L-501
	LIGHT DUTY CONCRETE PAVING - ON GRADE	(E1) L-501
	PRECAST CONCRETE SEAT WALL	(D1) L-501
	CONCRETE STAIRS - ON STRUCTURE	
	VEHICULAR PAVING - BY CIVIL	
	PEDESTRIAN POLE LIGHT	
	MOVABLE TABLE AND CHAIRS	
	TREE PLANTERS	
	BOLLARD	



L:\Raleigh Gateway\Production\WVA..._File From Others\Architecture\240226_City Gateway Parking - Sheet - A-101 - OVERALL PLAN.dwg

CAPITAL CITY URBAN DEVELOPERS LLC
City Gateway Parking Facility
130 Kindley St., Raleigh, NC 27601

No.	Date	Description

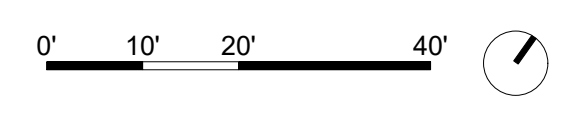
ISSUE DATE: 05/08/2024
PROJECT #: 01605.630
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MATERIAL PLAN



PLANT LEGEND	
	SOD HIGH QUALITY TURF GRASS
	ORNAMENTAL GRASSES AND SMALL SHRUBS MIX
	TREES - ON STRUCTURE
	TREES - ON GRADE 3" CAL MIN. NATIVE PLANT POOL: RED MAPLE, WILLOW OAK, AMERICAN ELM.

- ROOF TOP LANDSCAPE
- PLANTING BED - ON STRUCTURE
- TERRACE TURF - ON STRUCTURE
- TERRACE TURF - ON STRUCTURE
- GROUND COVERS



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City Gateway Parking Facility
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No.	Date	Description

ISSUE DATE: 05/08/2024
PROJECT #: 01605.630
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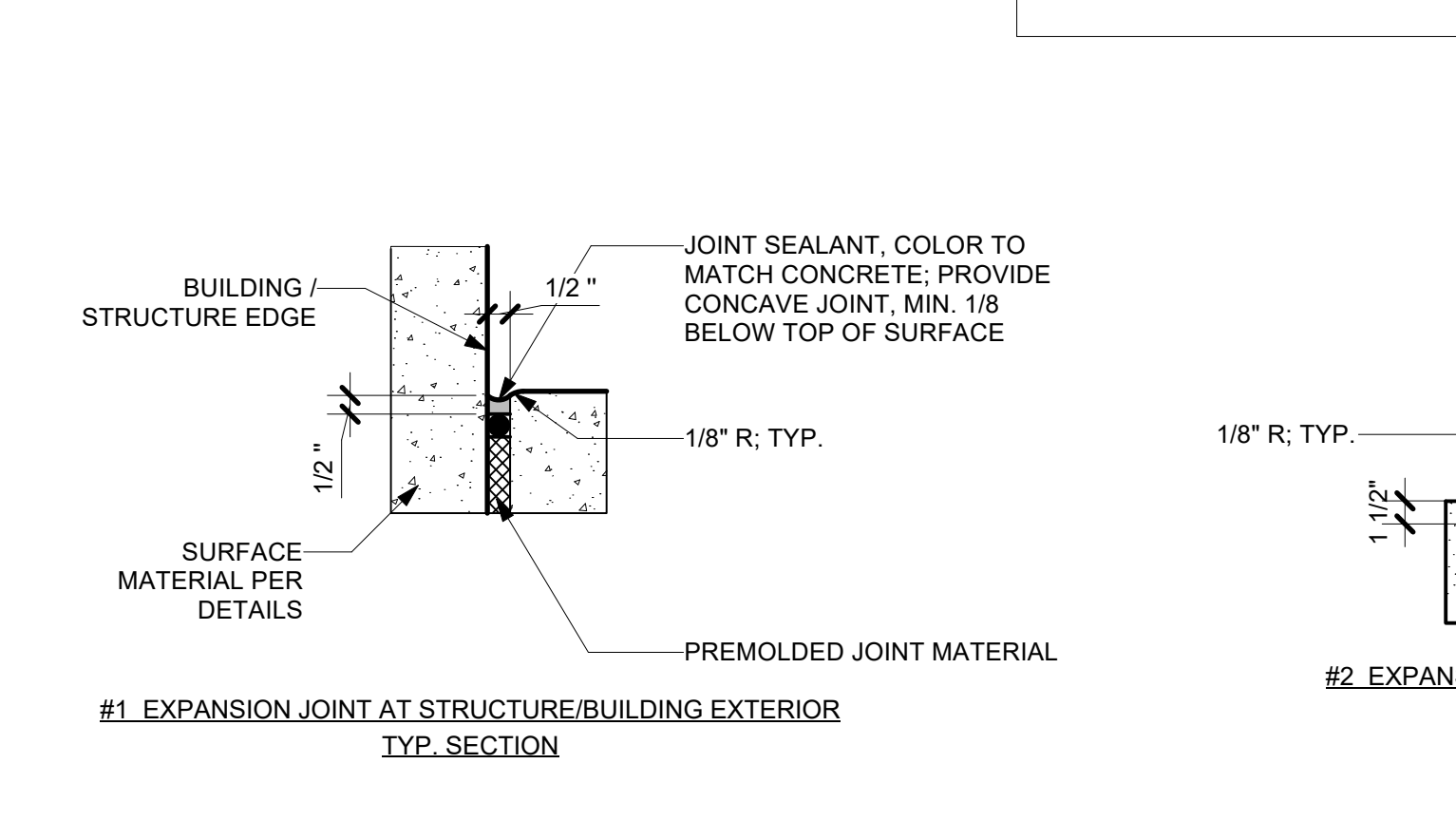
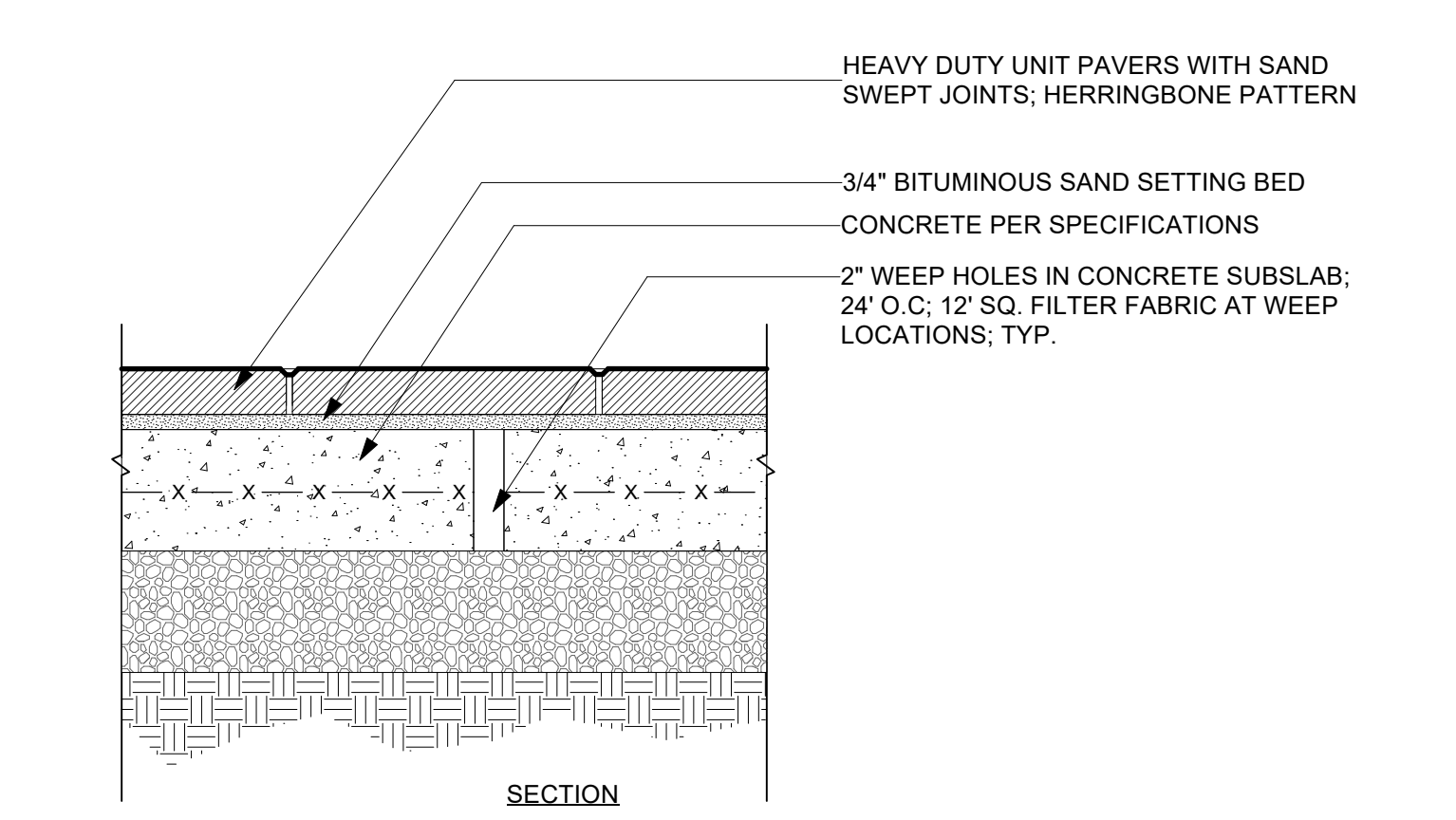
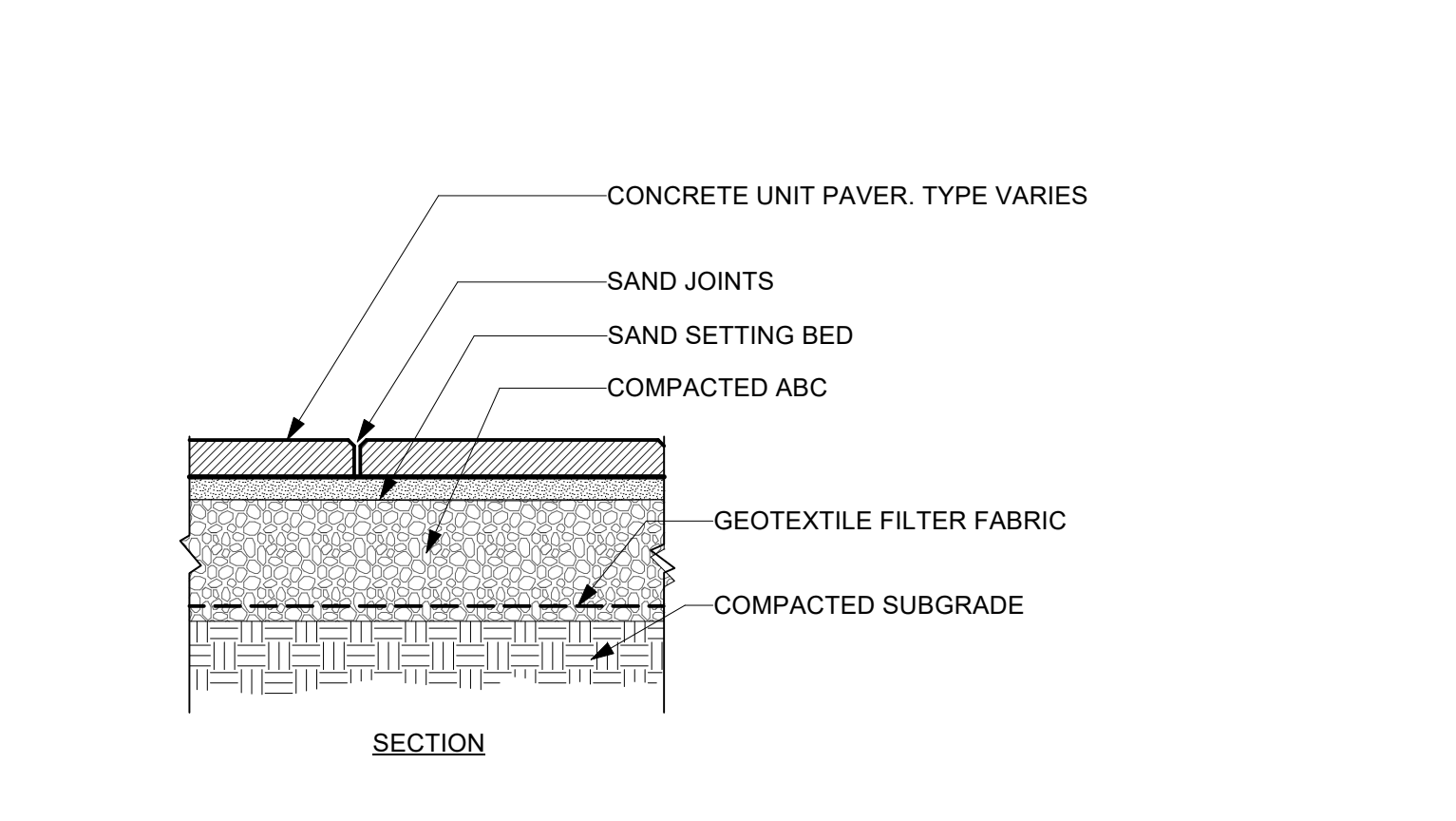
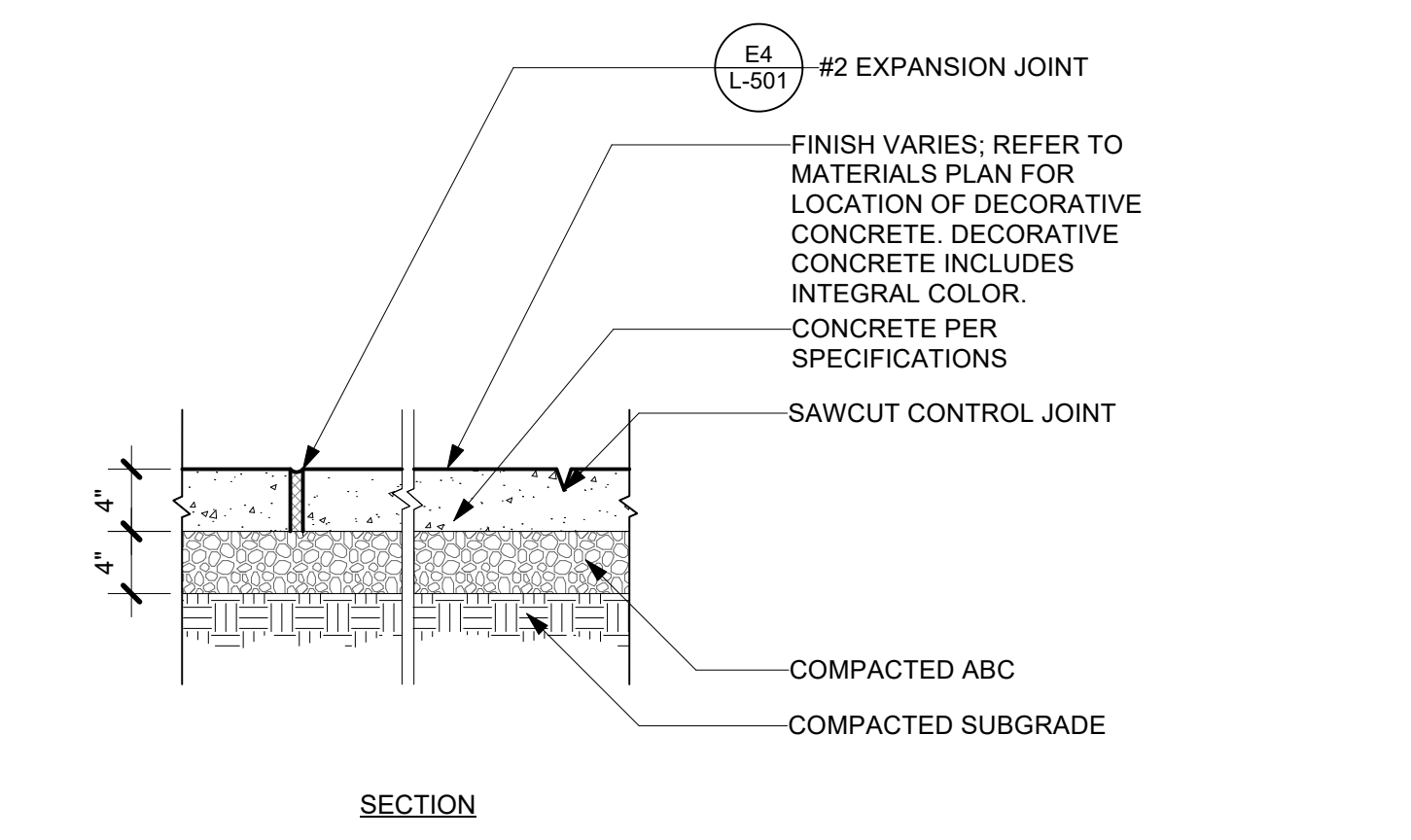
PLANTING PLAN

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www.surface678.com
p: 919-419-1199
f: 919-419-1666

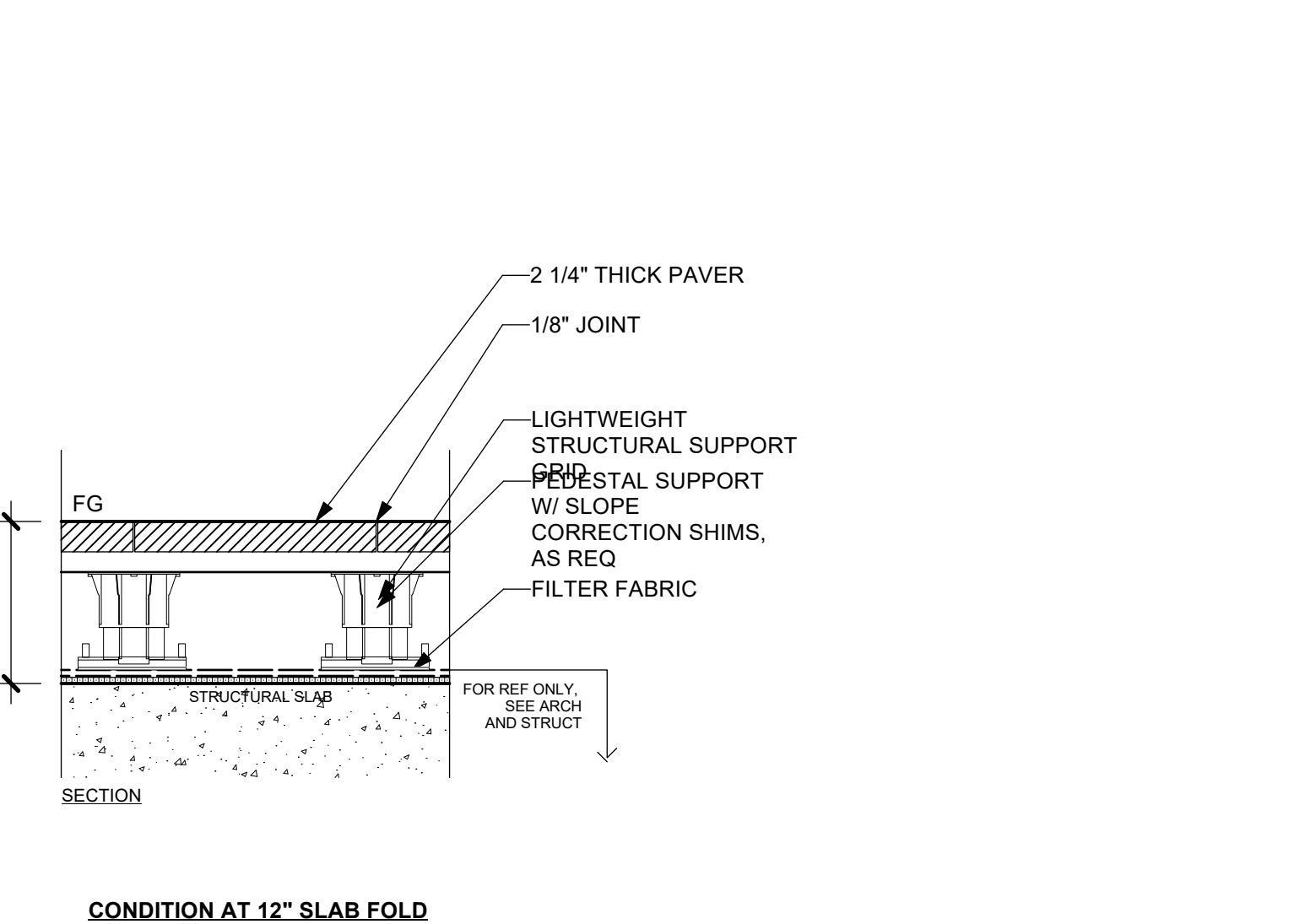
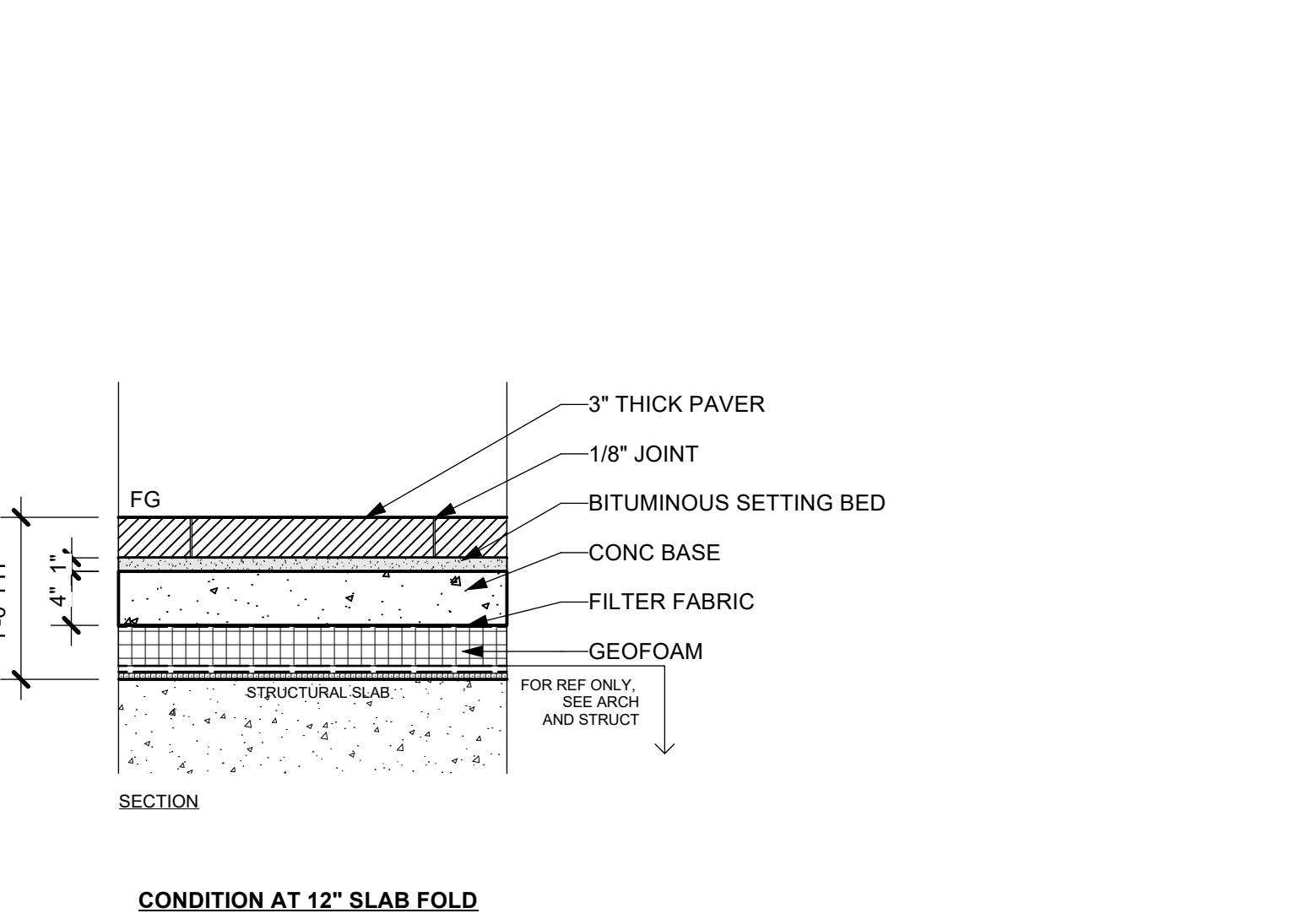
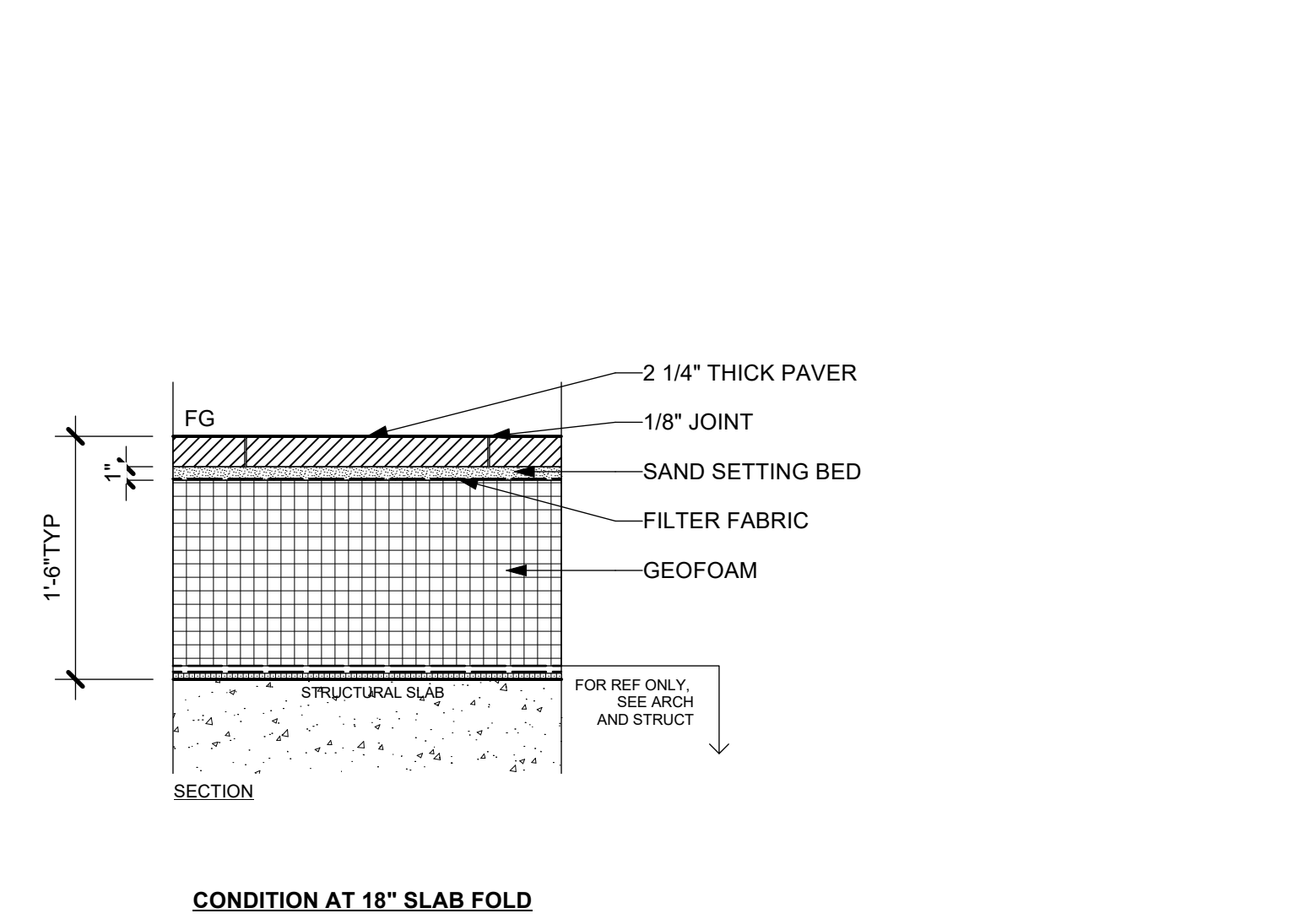
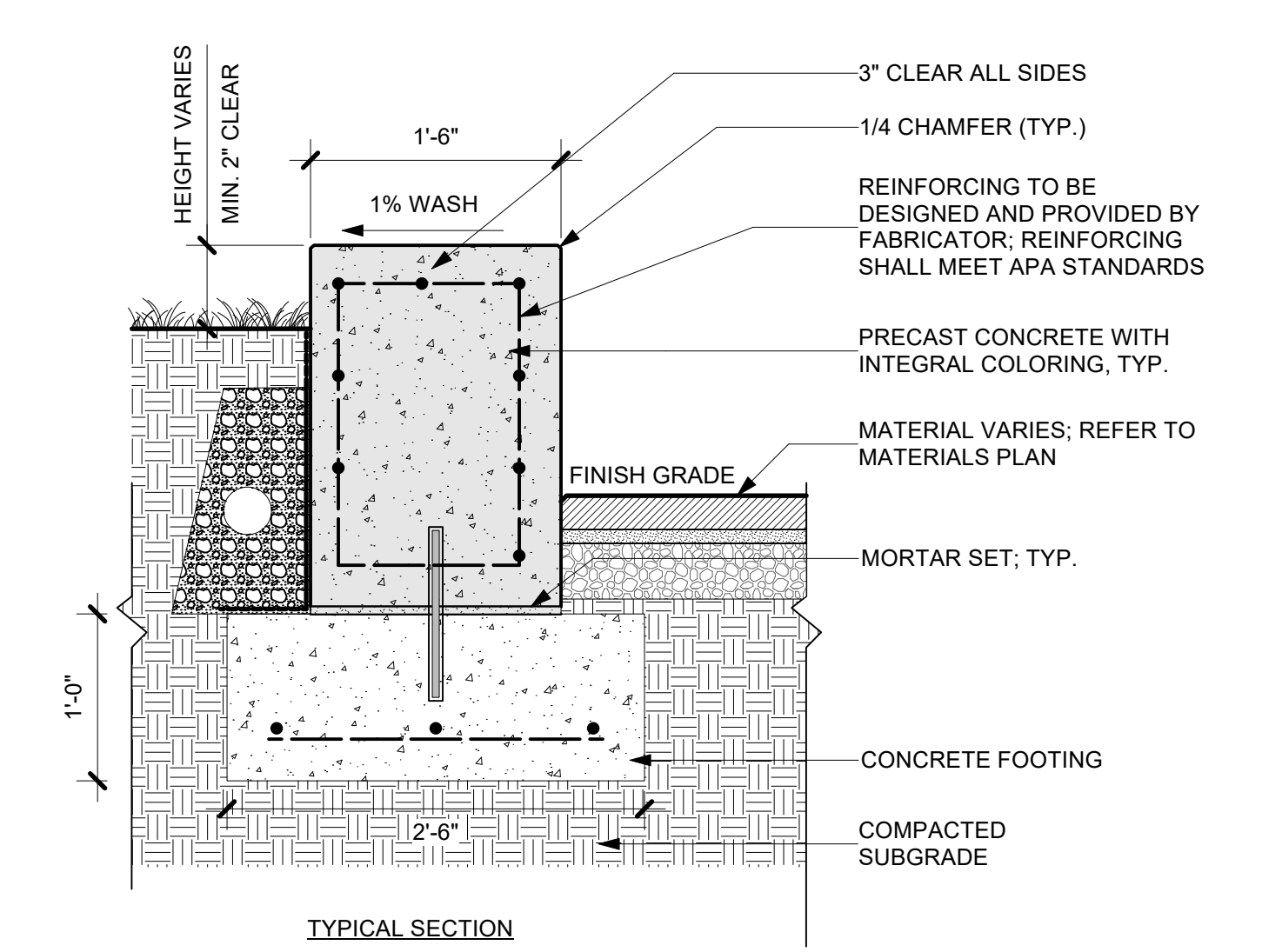


E1 LIGHT DUTY CONCRETE PAVING (TYP.)
Scale: 1" = 1'-0"

E2 LIGHT DUTY CONCRETE UNIT PAVERS (TYP.)
Scale: 1" = 1'-0"

E3 HEAVY DUTY CONCRETE UNIT PAVERS (TYP.)
Scale: 1" = 1'-0"

E4 EXPANSION JOINTS
Scale: 1" = 1'-0"

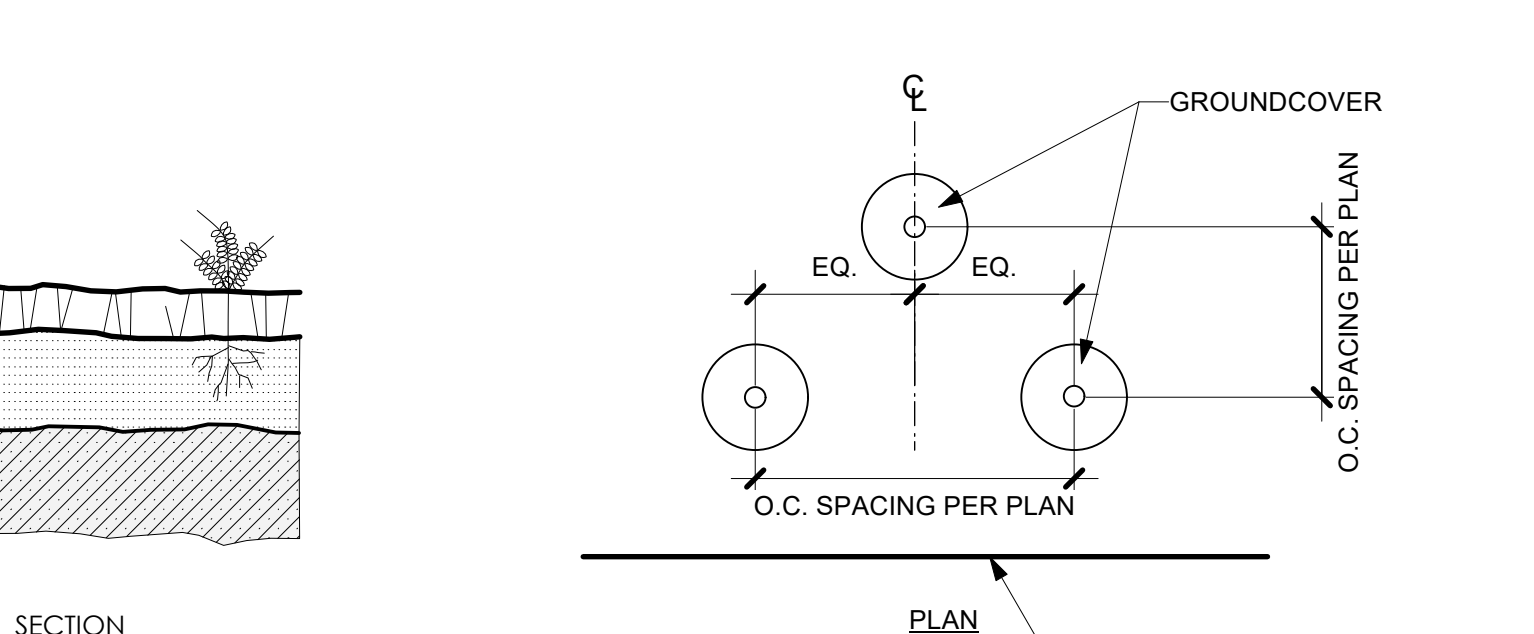
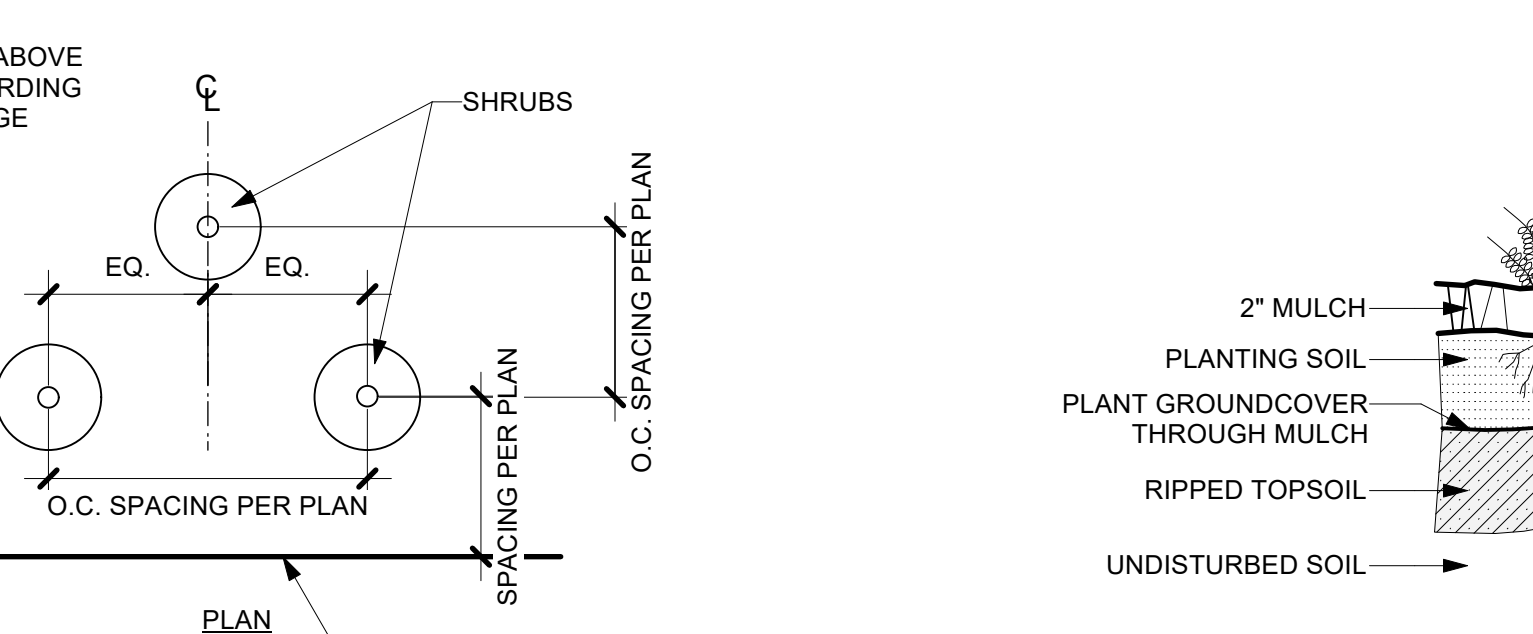
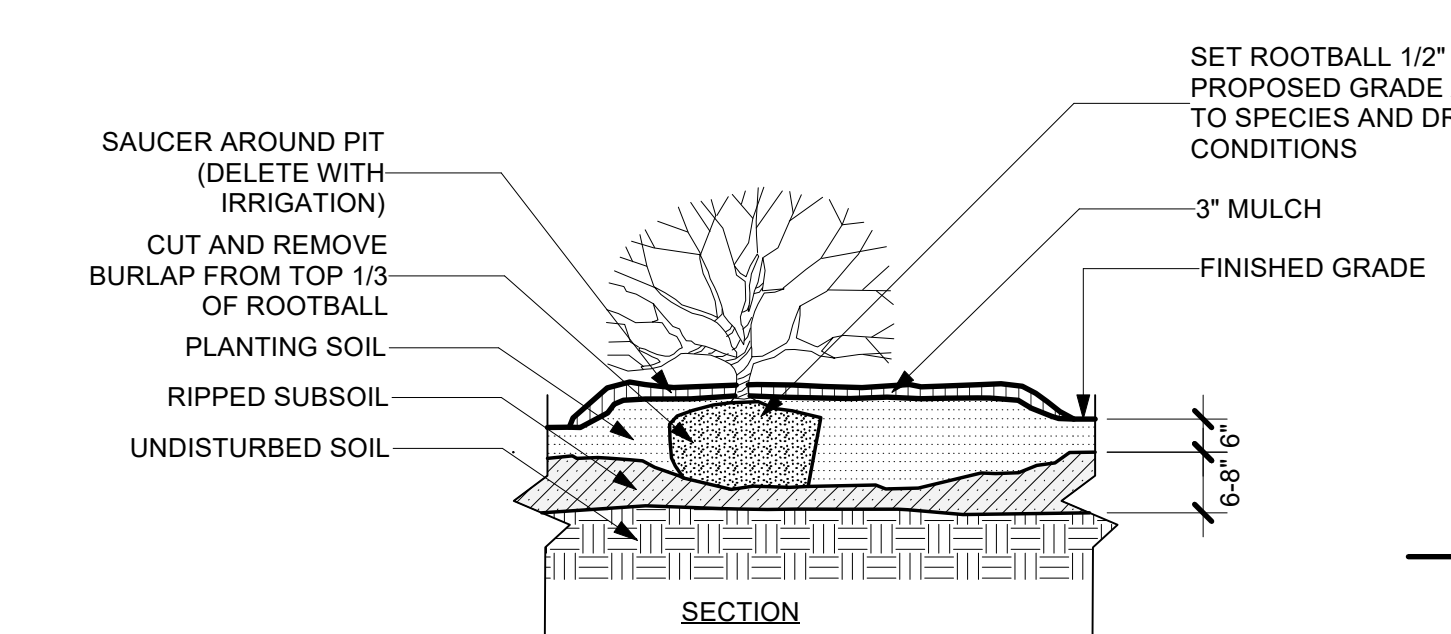


D1 PRECAST CONCRETE SEAT WALL
Scale: 1" = 1'-0"

D2 PEDESTRIAN PAVER - ON STRUCTURE
Scale: 1" = 1'-0"

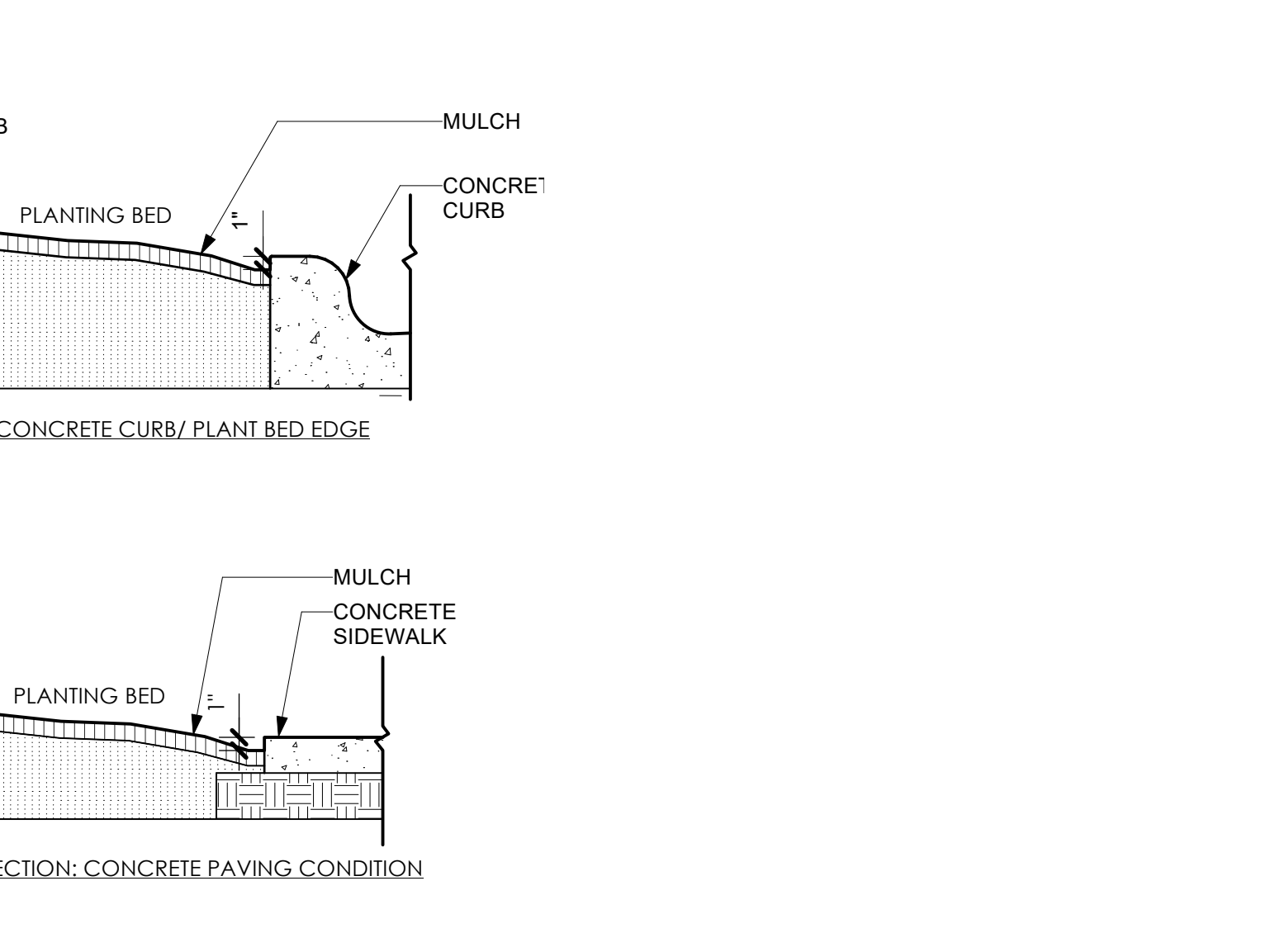
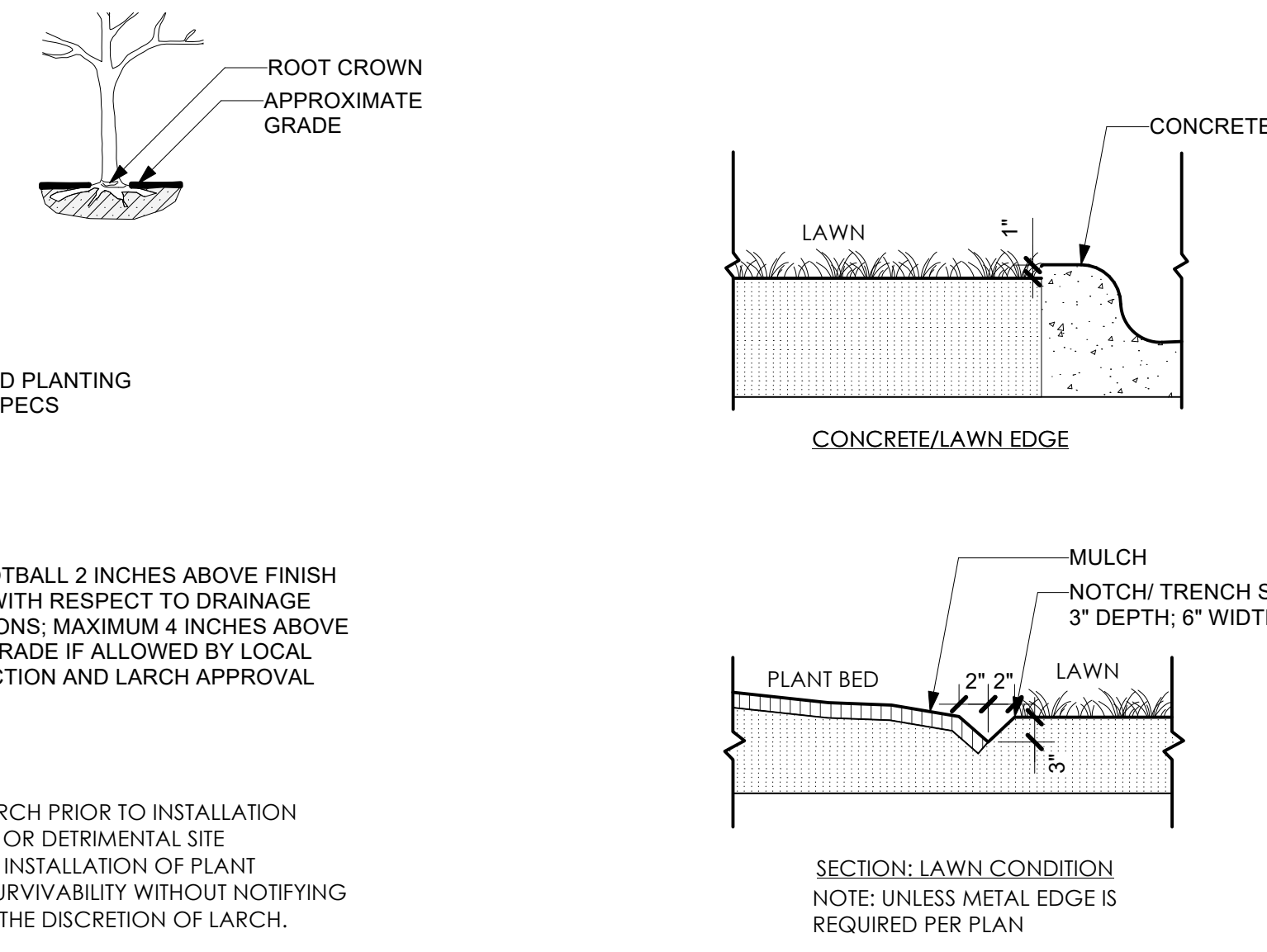
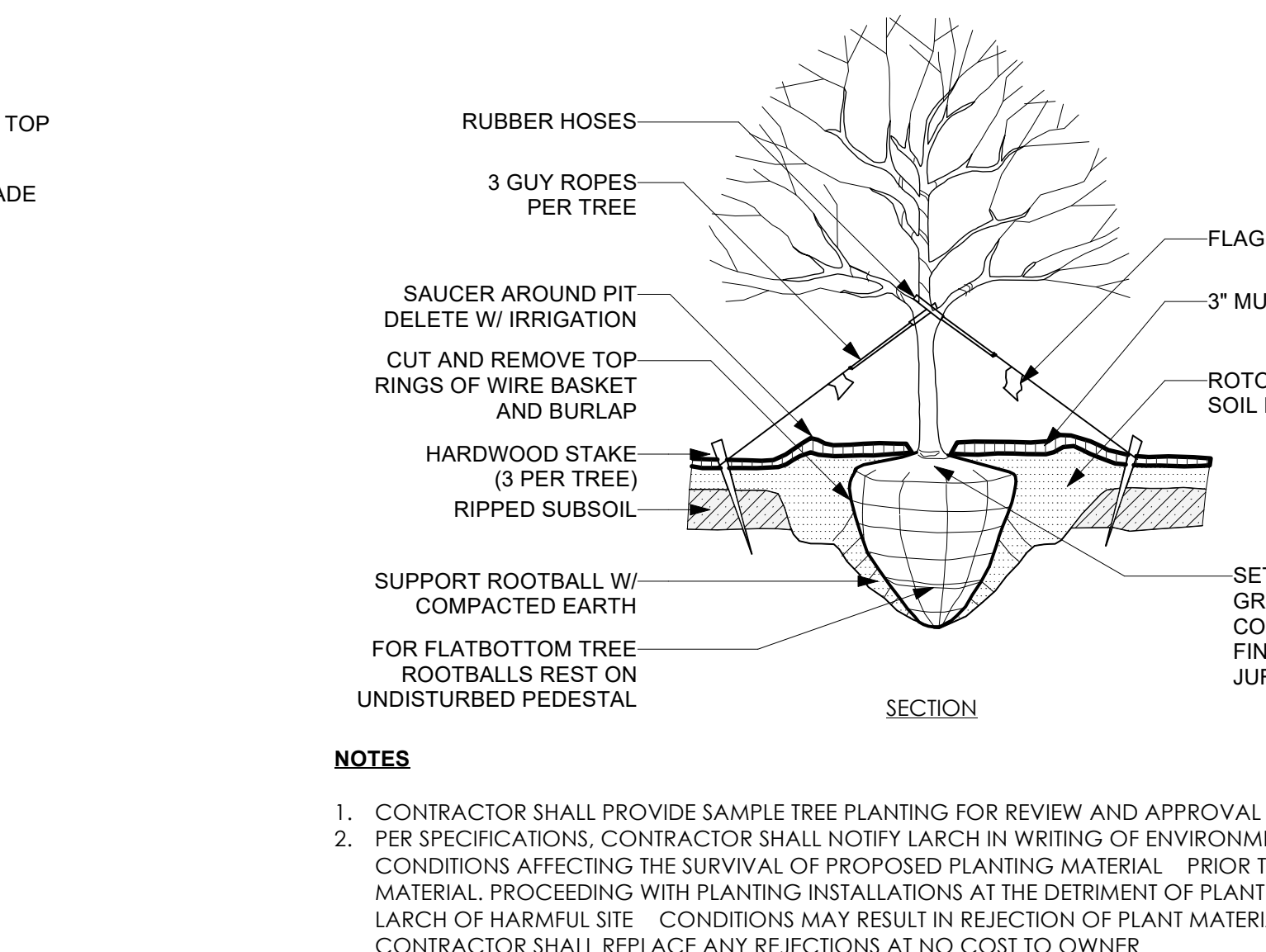
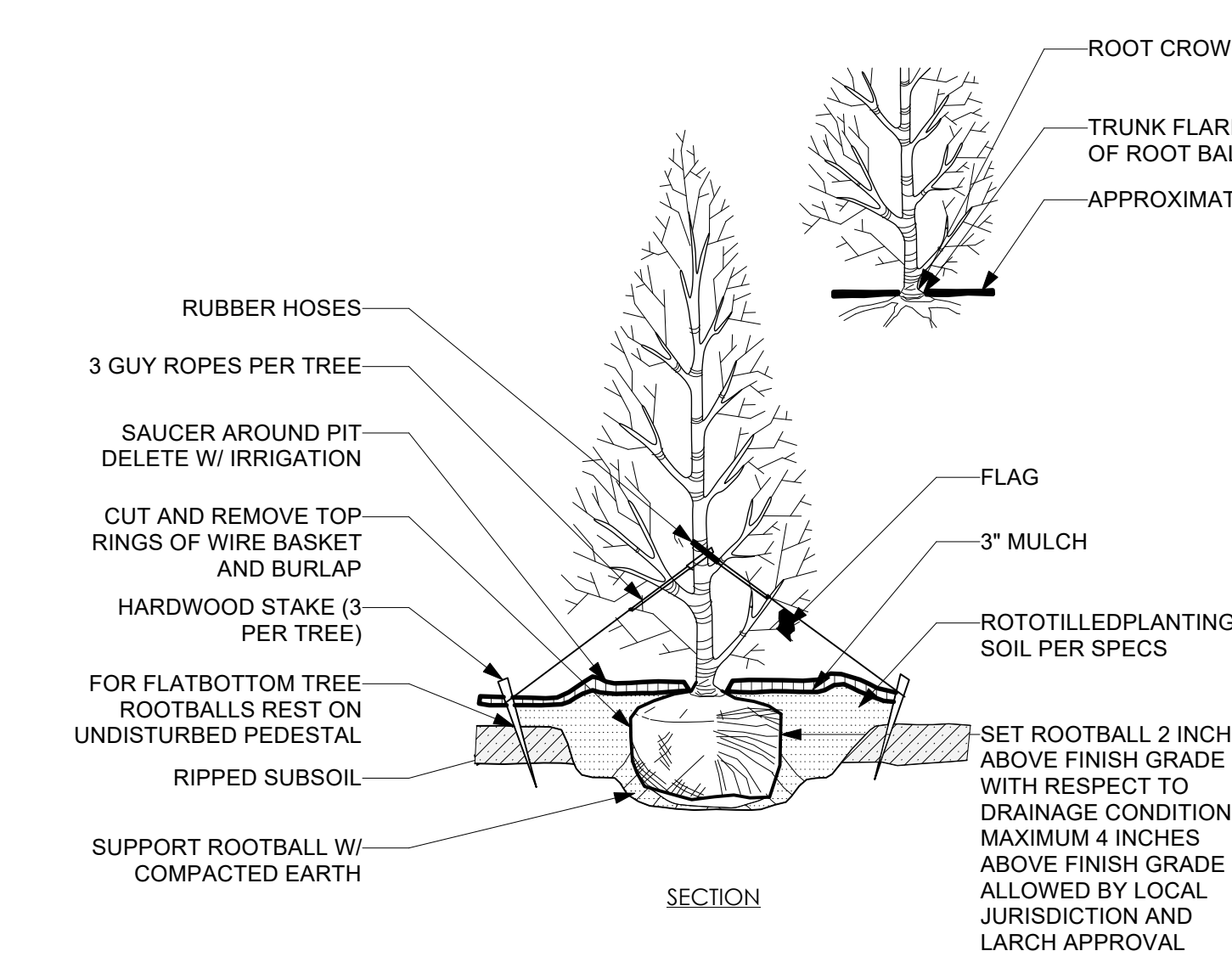
D3 VEHICULAR PAVER - ON STRUCTURE
Scale: 1" = 1'-0"

D4 PEDESTRIAN PEDESTAL PAVER - ON STRUCTURE
Scale: 1" = 1'-0"



B1 RAISED SHRUB PLANTING

B3 GROUNDCOVER PLANTING



A1 EVERGREEN TREE PLANTING

A2 RAISED TREE PLANTING

A4 PLANT BED EDGE

- NOTES**
- CONTRACTOR SHALL PROVIDE SAMPLE TREE PLANTING FOR REVIEW AND APPROVAL BY LARCH PRIOR TO INSTALLATION
 - PER SPECIFICATIONS, CONTRACTOR SHALL NOTIFY LARCH IN WRITING OF ENVIRONMENTAL OR DETRIMENTAL SITE CONDITIONS AFFECTING THE SURVIVAL OF PROPOSED PLANTING MATERIAL. PRIOR TO THE INSTALLATION OF PLANT MATERIAL, PROCEEDING WITH PLANTING INSTALLATIONS AT THE DETRIMENT OF PLANTING SURVIVABILITY WITHOUT NOTIFYING LARCH OF HARMFUL SITE CONDITIONS MAY RESULT IN REJECTION OF PLANT MATERIAL AT THE DISCRETION OF LARCH. CONTRACTOR SHALL REPLACE ANY REJECTIONS AT NO COST TO OWNER

SCHEMATIC DESIGN

CAPITAL CITY URBAN DEVELOPERS LLC
City Gateway Parking Facility
130 Kindley St., Raleigh, NC 27601

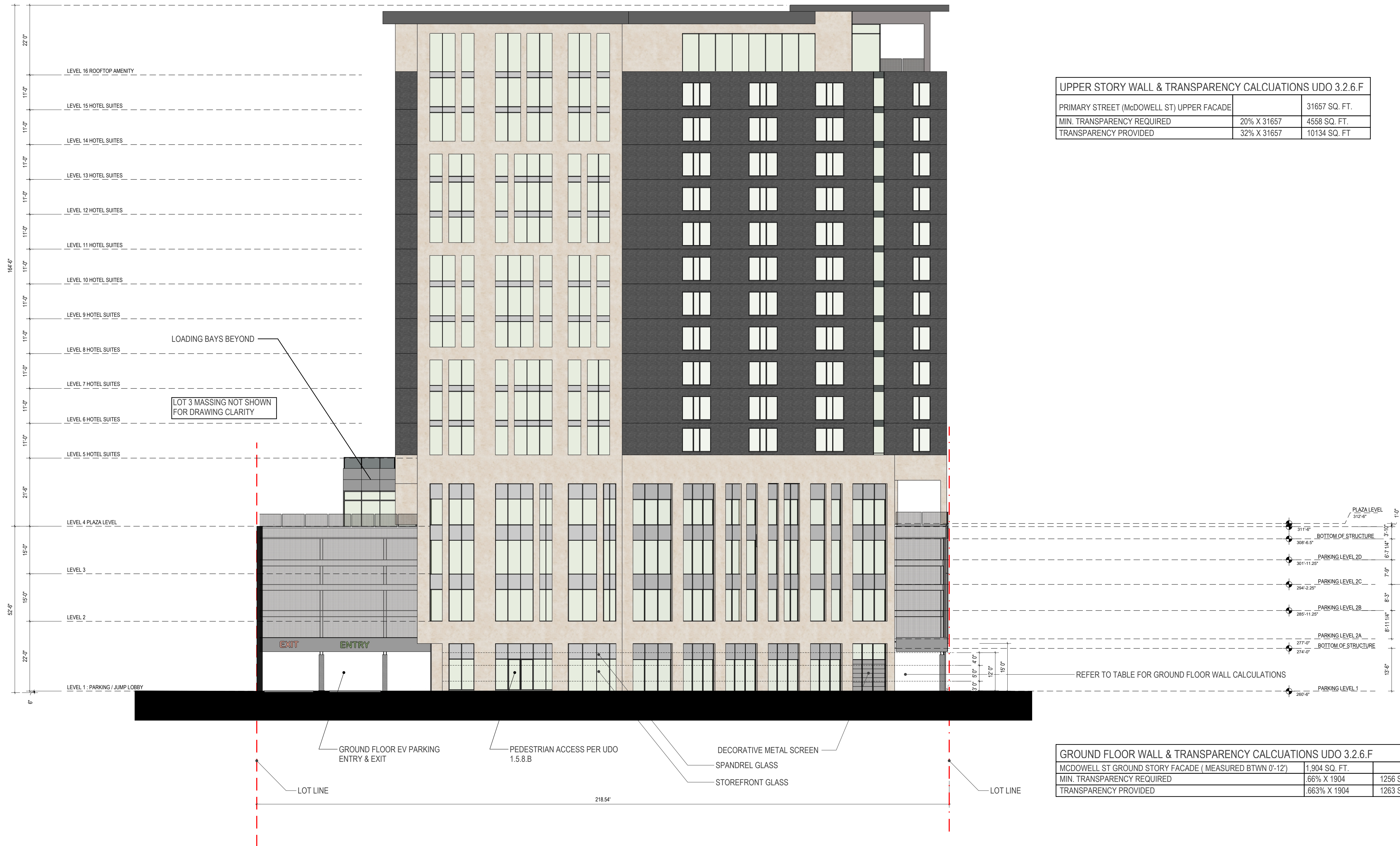
No.	Date	Description

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DETAILS
ON GRADE

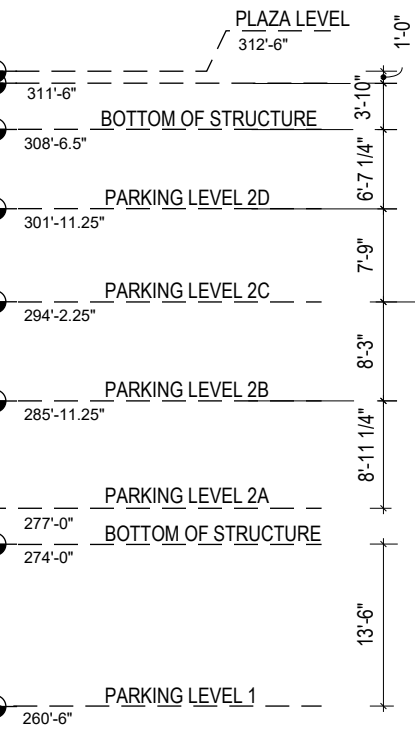
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PRIMARY STREET (McDOWELL ST) UPPER FACADE		31657 SQ. FT.
MIN. TRANSPARENCY REQUIRED	20% X 31657	4558 SQ. FT.
TRANSPARENCY PROVIDED	32% X 31657	10134 SQ. FT.

McDOWELL ST GROUND STORY FACADE (MEASURED BTWN 0'-12")	1,904 SQ. FT.	
MIN. TRANSPARENCY REQUIRED	.66% X 1904	1256 SQ. FT.
TRANSPARENCY PROVIDED	.663% X 1904	1263 SQ. FT.



1 PRIMARY STREET ELEVATION (McDOWELL ST.)
A-201 1/16" = 1'-0"

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SCHEMATIC
ELEVATIONS

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SCHEMATIC DESIGN

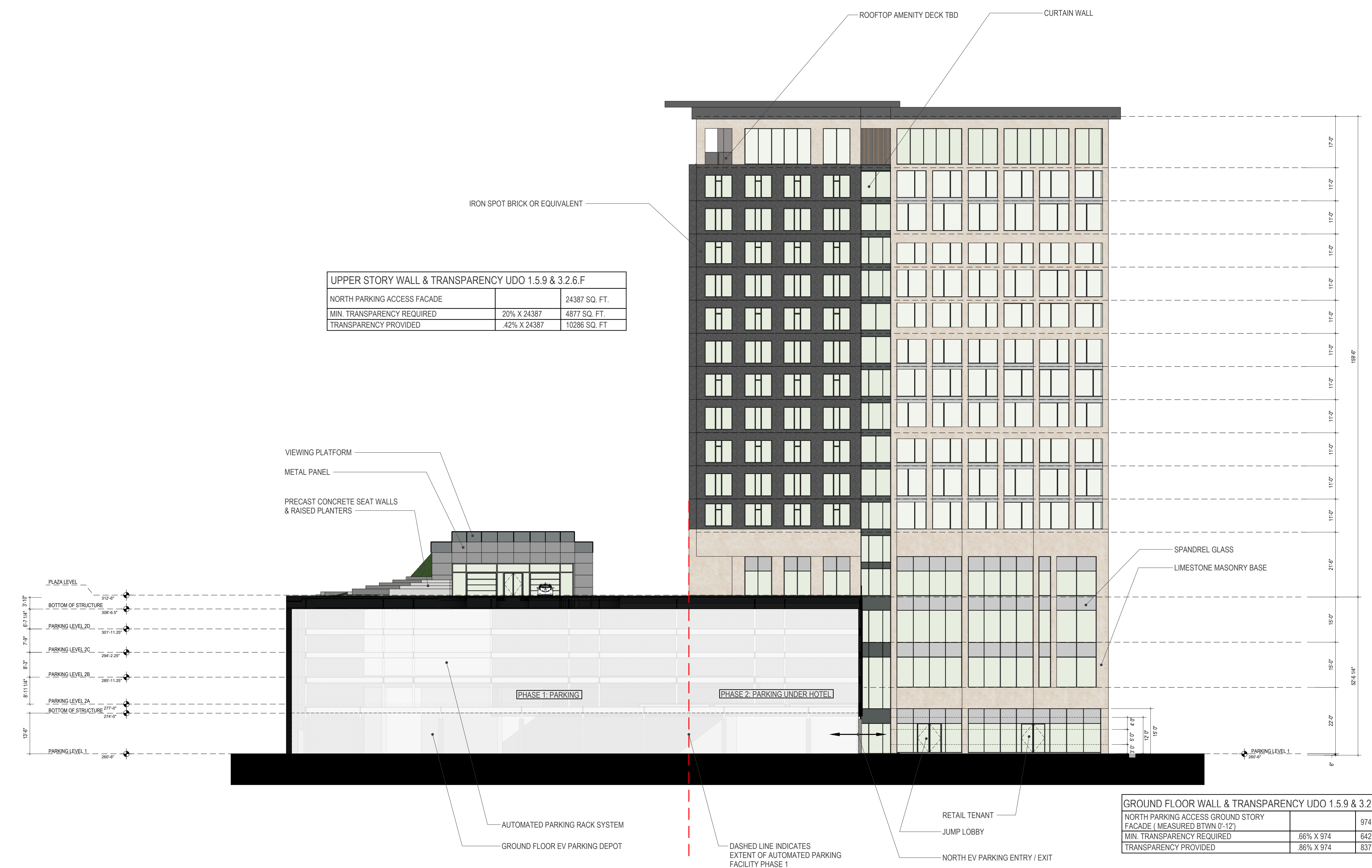
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SCHEMATIC
FINISHES

A-202



UPPER STORY WALL & TRANSPARENCY UDO 1.5.9 & 3.2.6.F

NORTH PARKING ACCESS FACADE		24387 SQ. FT.
MIN. TRANSPARENCY REQUIRED	20% X 24387	4877 SQ. FT.
TRANSPARENCY PROVIDED	42% X 24387	10286 SQ. FT.

GROUND FLOOR WALL & TRANSPARENCY UDO 1.5.9 & 3.2.6.F

NORTH PARKING ACCESS GROUND STORY FACADE (MEASURED BTWN 0'-12")		974 SQ. FT.
MIN. TRANSPARENCY REQUIRED	.66% X 974	642.84 SQ. FT.
TRANSPARENCY PROVIDED	.86% X 974	837 SQ. FT.

1 NORTH PARKING ACCESS ELEVATION
A-202 1/16" = 1'-0"

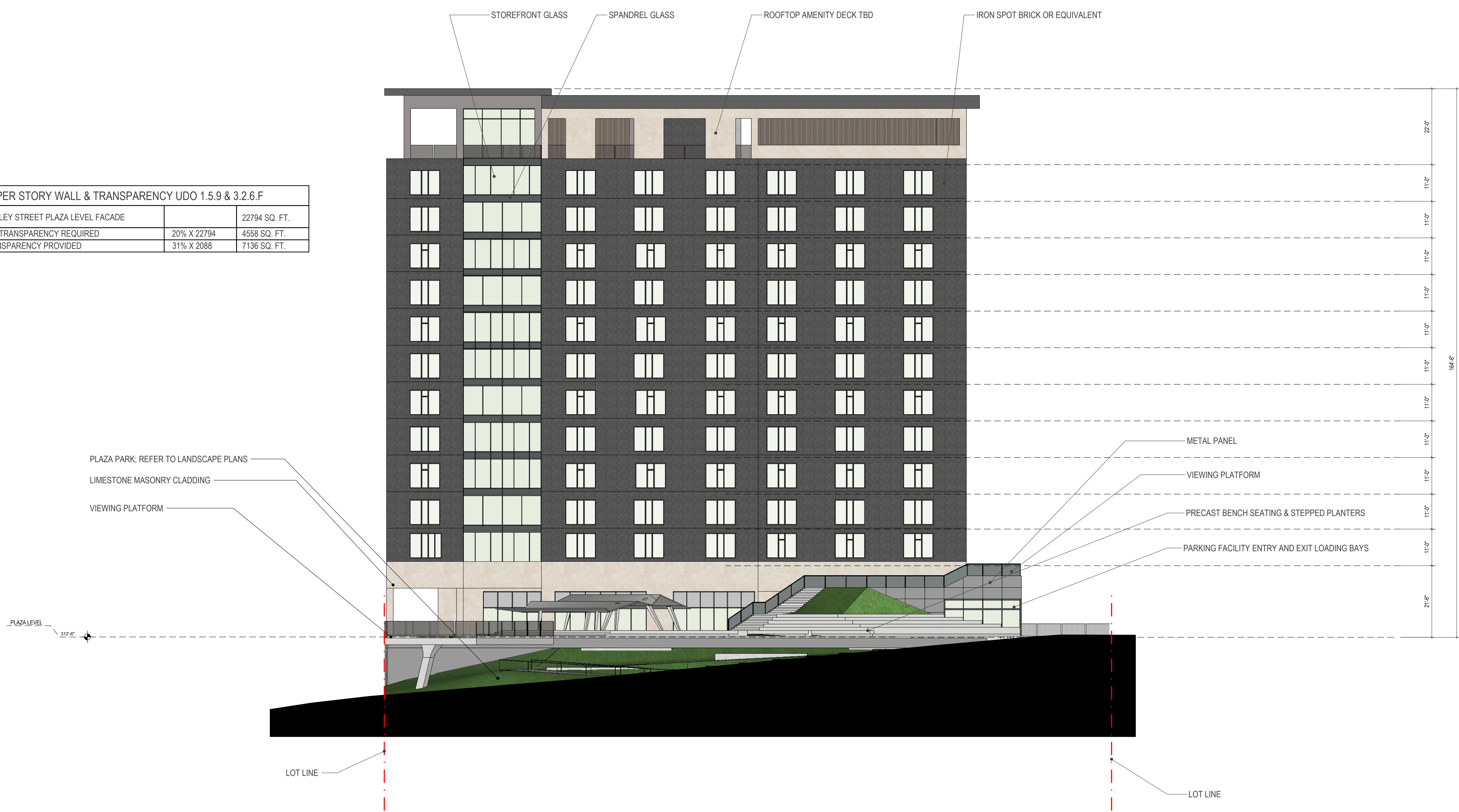
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SCHEMATIC DESIGN

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UPPER STORY WALL & TRANSPARENCY UDO 1.5.9 & 3.2.6.F

KINDLEY STREET PLAZA LEVEL FACADE		22794 SQ. FT.
MIN. TRANSPARENCY REQUIRED	20% X 22794	4558 SQ. FT.
TRANSPARENCY PROVIDED	31% X 2088	7136 SQ. FT.



1 KINDLEY ST. ELEVATION
A203 1/16" = 1'-0"



2 KINDLEY ST. ELEVATION
A-203 1/16" = 1'-0"

PLAZA LEVEL WALL & TRANSPARENCY UDO 1.5.9 & 3.2.6.F

KINDLEY STREET PLAZA LEVEL FACADE (MEASURED BTWN 0'-12" ABOVE PLAZA)		2088 SQ. FT.
MIN. TRANSPARENCY REQUIRED	.66% X 2088	1378 SQ. FT.
TRANSPARENCY PROVIDED	.70% X 2088	1463 SQ. FT.

No.	Date	Description

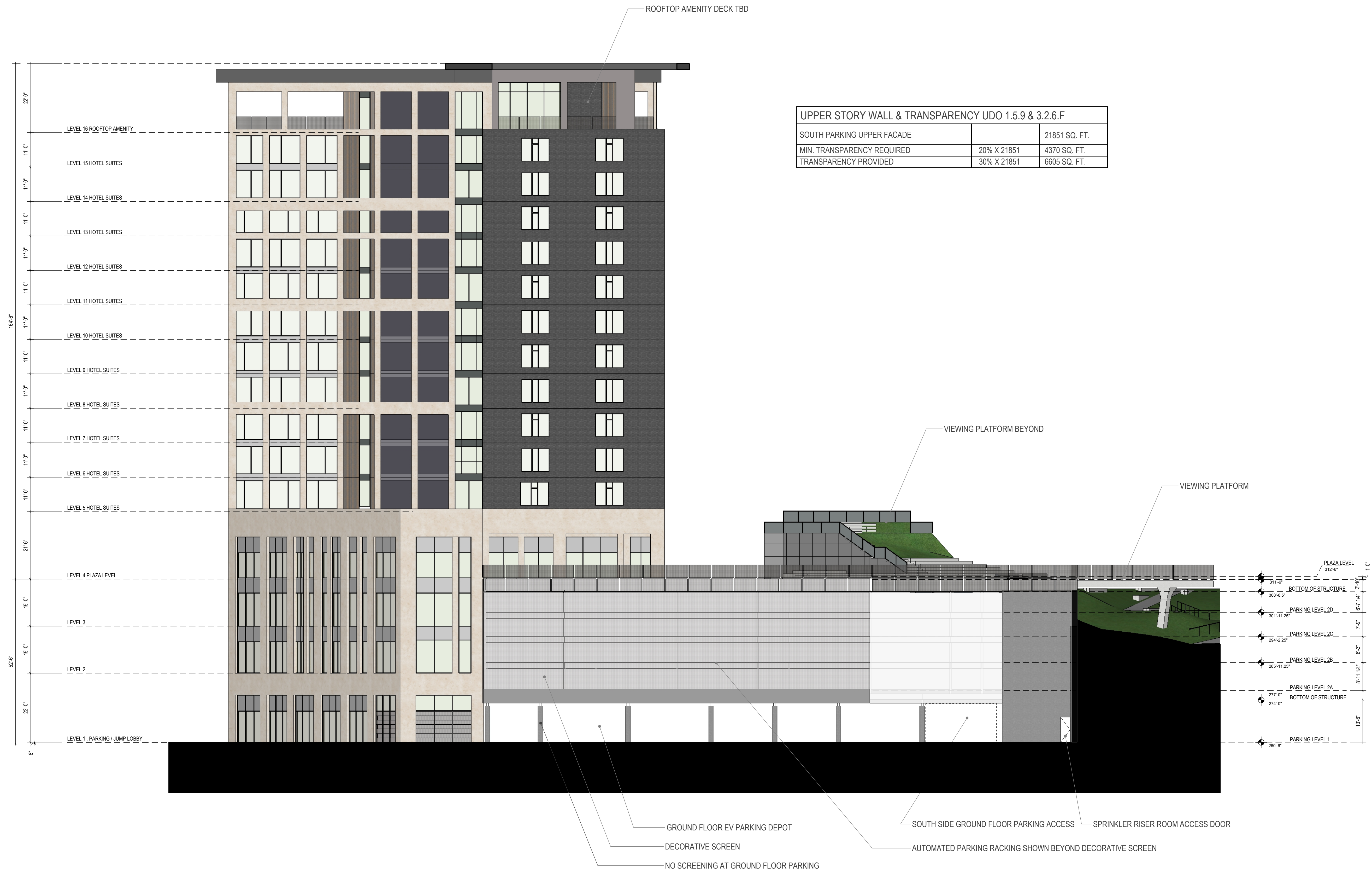
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1 SOUTH PARKING ACCESS ELEVATION
A-204 1/16" = 1'-0"

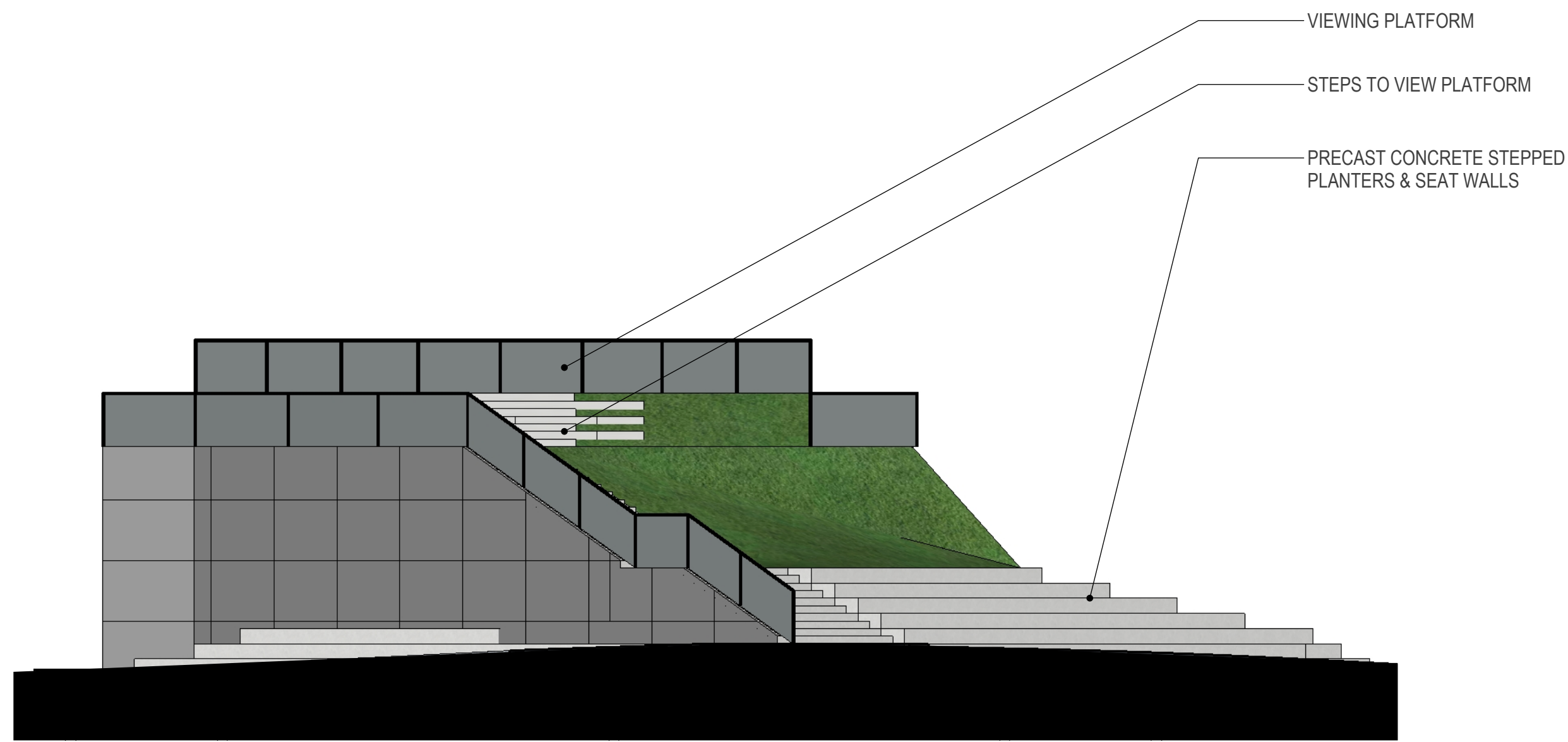
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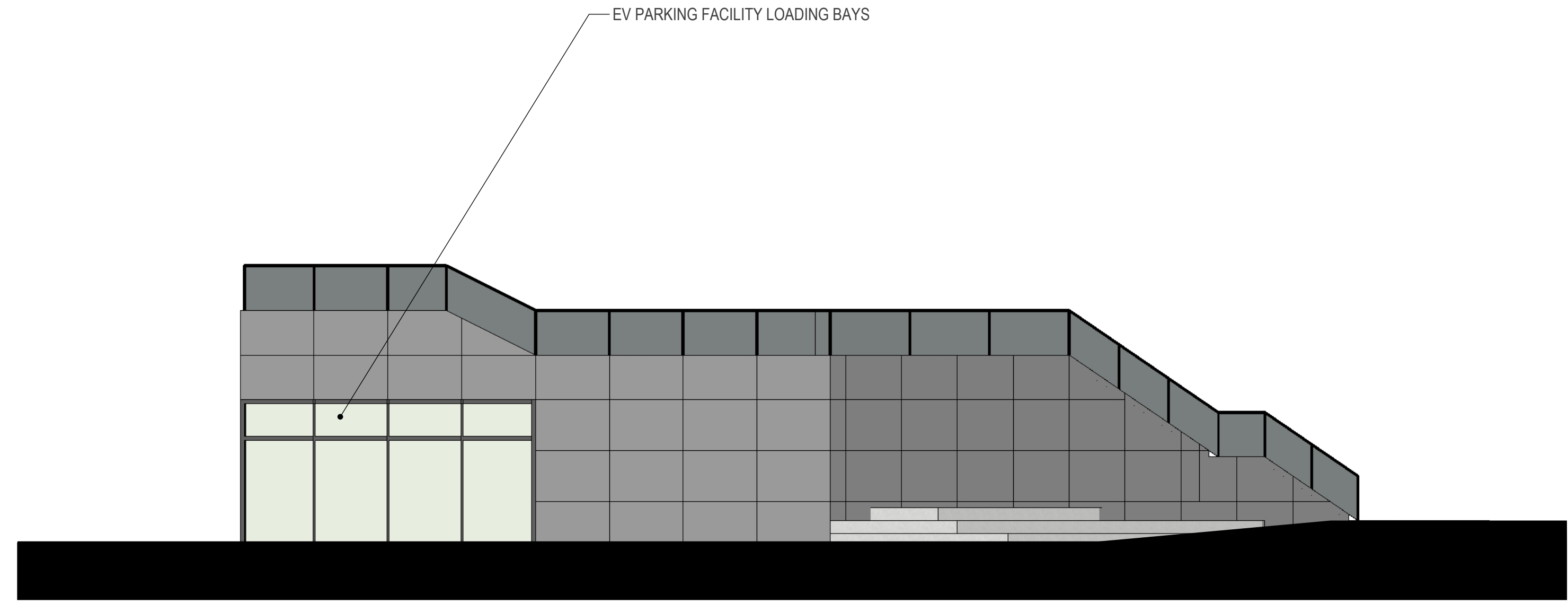
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SCHEMATIC
FINISHES

A-204



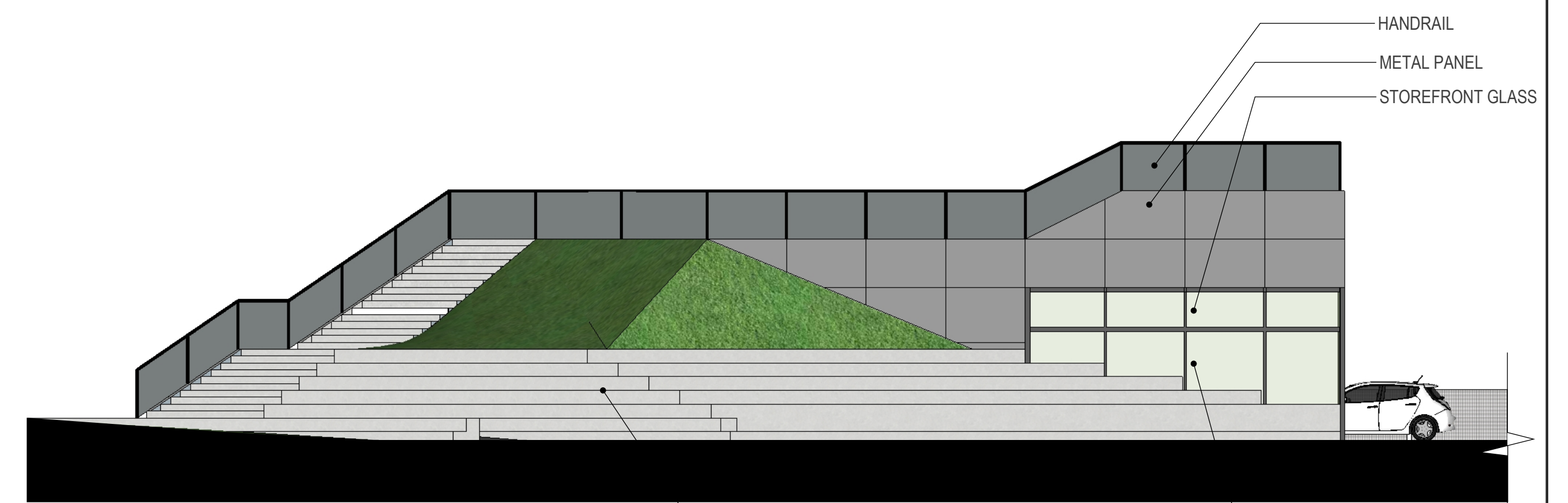
1 SOUTH LOADING BAY ELEVATION
A-205 1/8" = 1'-0"



2 WEST LOADING BAY ELEVATION
A-205 1/8" = 1'-0"



3 NORTH ACCESS LOADING BAY ELEVATION
A-205 1/8" = 1'-0"



4 EAST LOADING BAY ELEVATION
A-205 1/8" = 1'-0"

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SCHEMATIC
ELEVATIONS

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