

# 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. as amended by text change case [TC-14-19](#) 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.)

<b>Site Plan Tier:</b> Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>		
Building Type		Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #: _____
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed use	Scoping/sketch plan case #: _____
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____
		Zoning Case #: _____
		Administrative Alternate #: _____
GENERAL INFORMATION		
Development name: Cabarrus and Dawson Residences		
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Property address(es): <b>301 W Cabarrus St and 510 &amp; 518 S Dawson St</b>		
Site P.I.N.(s):		
Please describe the scope of work. Include any additions, expansions, and change of use. Construction of a mixed use (residential and retail/sales) building with parking deck.		
Current Property Owner/Developer Contact Name: Jeremy Small		
<b>NOTE: please attach purchase agreement when submitting this form.</b>		
Company: Exeter Property Group Advisors, LP		Title: Development Manager
Address: Five Radnor Corp Center, 100 Matsonford Rd, Suite 250, Radnor, PA 19087		
Phone #: 240 620 2320		Email: Jeremy.Small@eqtexeter.com
Applicant Name: Ken Thompson		
Company: JDavis Architects		Address: 510 S Wilmington Street, Raleigh, NC 27601
Phone #: 919-612-6997		Email: kent@jdavisarchitects.com

**DEVELOPMENT TYPE + SITE DATE TABLE**

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): DX-12-UG	Existing gross floor area (not to be demolished): 0 SF
	Existing gross floor area to be demolished: 12,182 SF
Gross site acreage: 1.17 AC	New gross floor area: 286,775 SF
# of parking spaces required: 0	Total sf gross (to remain and new): 286,775 SF
# of parking spaces proposed: 255	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 12
Existing use (UDO 6.1.4): Warehouse & Distribution, Commercial Parking	
Proposed use (UDO 6.1.4): Retail Sales, Multi-Unit Living	

**STORMWATER INFORMATION**

Existing Impervious Surface: Acres: 0.87 AC      Square Feet: 37,942 SF	Proposed Impervious Surface: Acres: 1.06 AC      Square Feet: 46,452 SF
Is this a flood hazard area?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
Neuse River Buffer      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**RESIDENTIAL DEVELOPMENTS**

Total # of dwelling units: 261	Total # of hotel units: 0
# of bedroom units: 1br 193      2br 68      3br 0      4br or more 0	
# of lots: 1	Is your project a cottage court?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**SIGNATURE BLOCK**

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.

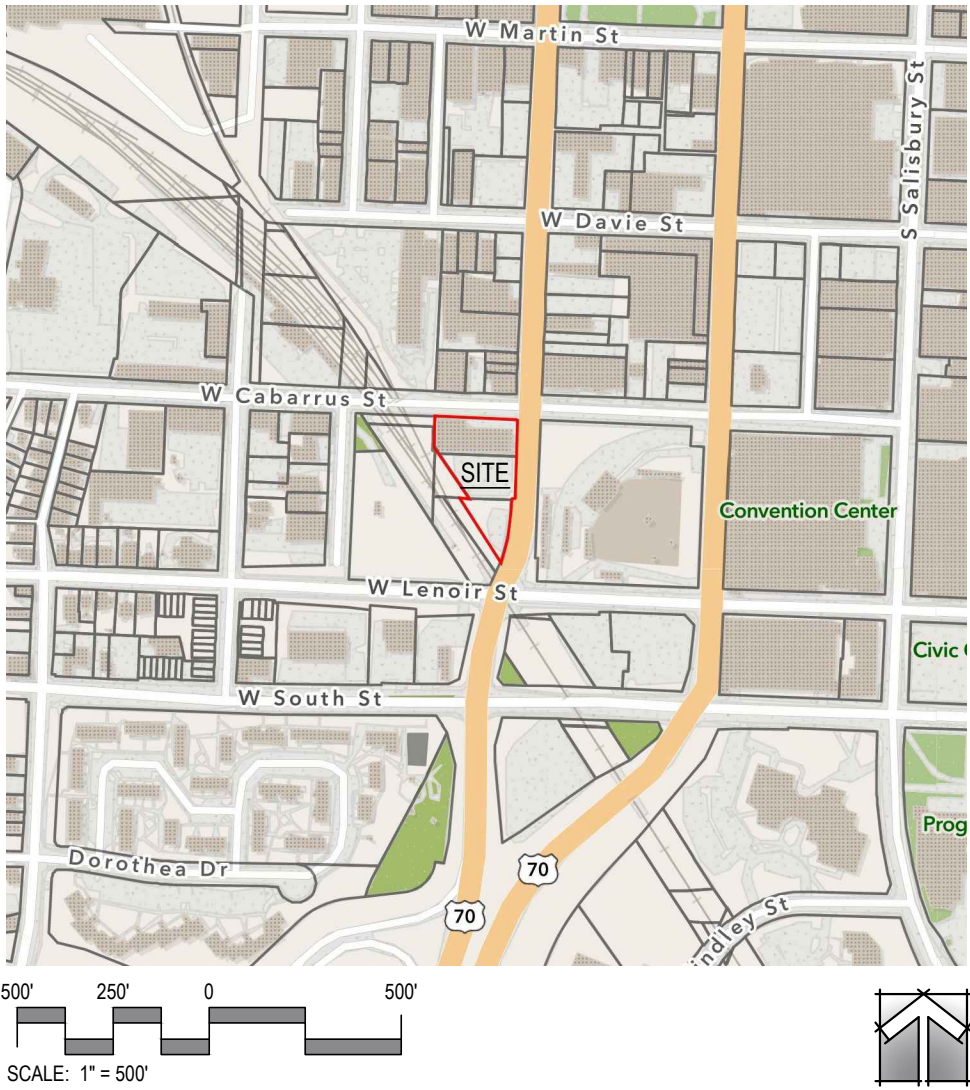
I, Ken Thompson will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: Ken Thompson      Date: 04.22.2022

Printed Name: Ken Thompson, RLA, Senior Associate, JDavis Architects

7/6/2022 2:08 PM P:\21220 Cabarrus-Dawson-MU4c LAND\DP\21220-Cover-01-ASR.dwg



**LEGEND:**

- PROP. 2"x6" TREE GRATE
- PROP. BIKE RACK FOR 2 BIKES
- 6" BENCH
- EX. FIRE HYDRANT
- EX. POWER POLE
- PROJECT BOUNDARY
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY LINE
- PROP. RIGHT OF WAY LINE
- CENTER LINE OF EXISTING STREET
- BUILDING SETBACK
- BUILD-TO LINE
- EX. RAILROAD LINE
- PROP. OUTDOOR AMENITY AREA (OAA)
- PROP. RIGHT OF WAY DEDICATION (STREET & RAILROAD)

**DAWSON STREET COORDINATION NOTE**

1. DAWSON STREET IS SCHEDULED FOR REPAVING, RESTRIPIING, AND DOWN SPEED BY NCDOT. WE WILL COORDINATE WITH NCDOT.

ASR-0033-2022

## Administrative Site Review

1st Submittal: April 22, 2022  
2nd Submittal: July 06, 2022

# Cabarrus & Dawson Residences

301 W Cabarrus St and 510 & 518 S Dawson Street,  
Raleigh, North Carolina 27601



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## Notes

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
  - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
  - PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
  - THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
  - THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
  - IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (919) 996-2409.
  - IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
  - FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
  - ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY BASS, NIXON AND KENNEDY, INC. IN RALEIGH NORTH CAROLINA IN DIGITAL FORMAT IN MARCH 2022 AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN MARCH 2022.
  - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
  - UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
  - UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
  - TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
  - GROUND-MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF SEC 7.2.5.D.4 AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.
  - CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE-AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
  - HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION AS PER ADA STANDARDS.
  - PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
  - ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
  - THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB.
- FIRE DEPARTMENT NOTES**
- NO DRIVEWAYS SHALL ENCR OACH ON THIS MINIMUM CORNER CLEARANCE.
  - WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
  - ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI, NCSBC, AND ICC STANDARDS AND SPECIFICATIONS.
  - ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
  - THIS PROJECT TO HAVE ALL MECHANICAL/HVAC UNITS ON ROOF AND SCREENED WITH PARAPETS.
  - UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.
  - SPECIAL USE PERMIT REQUIRED FOR POOLS WITH ANY LINEAR DIMENSION GREATER 66 FEET OR WITH ANY AREA IN EXCESS OF 4,000 SQUARE FEET.

### SOLID WASTE INSPECTION STATEMENTS

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY PRIVATE VENDOR.
- THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
- THIS PROJECT HAS A DUMPSTERS FOR SOLID WASTE AND SINGLE STREAM RECYCLING.
- DUMPSTERS ARE STORED IN THE BUILDING SERVICE AREA AND WILL BE ROLLED OUT AT THE TIME OF SERVICE.

### TREE CONSERVATION NOTE

- THIS PROJECT SITE IS LESS THAN 2 ACRES. TREE CONSERVATION IS NOT REQUIRED PER UDO SEC. 9.1.2.

### BLOCK PERIMETER

UDO SEC. 8.3.2 BLOCK STANDARDS  
THIS SITE GROSS ACREAGE IS LESS THAN THE MINIMUM 2.0 AC. AND IS EXEMPT FROM BLOCK PERIMETER STANDARDS

### CROSS ACCESS

UDO SEC. 8.3.5.D.5 CROSS ACCESS  
THIS SITE IS EXEMPT FROM CROSS ACCESS BECAUSE OF THE INTERVENING RAILROAD PER CODE SECTION 8.3.D.5.b.i.

### TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
  - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
  - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
  - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;
  - RALEIGH STREET DESIGN MANUAL (RSDM).
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG). THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

## Project Team

<b>OWNER</b> Compass Raleigh 1031, LLC 2217 Stantonsburg Road Greenville, North Carolina 27834 240.620.2320 jeremy.small@eqtexeter.com	<b>OWNER</b> Raleigh-Dawson Assemblage, LLC Taft Family Vent-Frankie 2217 Stantonsburg Road Greenville, North Carolina 27834 240.620.2320 jeremy.small@eqtexeter.com	<b>DEVELOPER</b> EQT Exeter 101 West Elm Street, Suite 600 Conshohocken, Pennsylvania 19428 240.620.2320 jeremy.small@eqtexeter.com	<b>LANDSCAPE ARCHITECT</b> JDavis Architects, PLLC 510 S. Wilmington Street Raleigh, North Carolina 27601 919.835.1500 919.835.1510 (fax) kent@jDavisarchitects.com	<b>ARCHITECT</b> JDavis Architects, PLLC 510 S. Wilmington Street Raleigh, North Carolina 27601 919.835.1500 919.835.1510 (fax) bille@jDavisarchitects.com	<b>ENGINEER</b> Crumpler Consulting Services, PLLC 2306 Ridge Road Raleigh, North Carolina 27612 919.413.1704 josh@crumplerconsulting.com	<b>SURVEYOR</b> Bass, Nixon and Kennedy, Inc. 6310 Chapel Hill Road, Suite 250 Raleigh, North Carolina 27607 919.851.4422 919.851.8968 (fax) dan.gregory@BNKinc.com
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## Administrative Site Review Application

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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, as amended by text change case TC-14-19 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 <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>		
<b>Building Type</b>	<b>Site Transaction History</b>	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #: _____
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: _____
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____
		Zoning Case #: _____
		Administrative Alternate #: _____

### GENERAL INFORMATION

Development name: Cabarrus and Dawson Residences  
Inside City limits? Yes ☒ No ☐  
Property address(es): 301 W Cabarrus St and 510 & 518 S Dawson St

Site P.I.N.(s): 1703565859, 1703565779, and 1703565698

Please describe the scope of work. Include any additions, expansions, and change of use.  
Construction of a multi-unit living use (apartment) building with parking deck.

Current Property Owner/Developer Contact Name: Jeremy Small

**NOTE: please attach purchase agreement when submitting this form.**

Company: Exeter Property Group Advisors, LP Title: Development Manager

Address: Five Radnor Corp Center, 100 Matsford Rd, Suite 250, Radnor, PA 19087

Phone #: 240 620 2320 Email: Jeremy.Small@eqtexeter.com

Applicant Name: Ken Thompson

Company: JDavis Architects Address: 510 S Wilmington Street, Raleigh, NC 27601

Phone #: 919-612-6997 Email: kent@jDavisarchitects.com

### DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): DX-12-UG	Existing gross floor area (not to be demolished): 0 SF Existing gross floor area to be demolished: 12,192 SF
Gross site acreage: 1.17 AC	New gross floor area: 272,619 SF
# of parking spaces required: 0	Total sf gross (to remain and new): 272,619 SF
# of parking spaces proposed: 255	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 12
Existing use (UDO 6.1.4): Warehouse & Distribution, Commercial Parking	
Proposed use (UDO 6.1.4): Multi-Unit Living	

### STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.87 AC Square Feet: 37,942 SF	Proposed Impervious Surface: Acres: 1.06 AC Square Feet: 46,452 SF
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

### RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 261	Total # of hotel units: 0
# of bedroom units: 1br 193 2br 68 3br 0	4br or more 0
# of lots: 1	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

### SIGNATURE BLOCK

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.

I, Ken Thompson will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

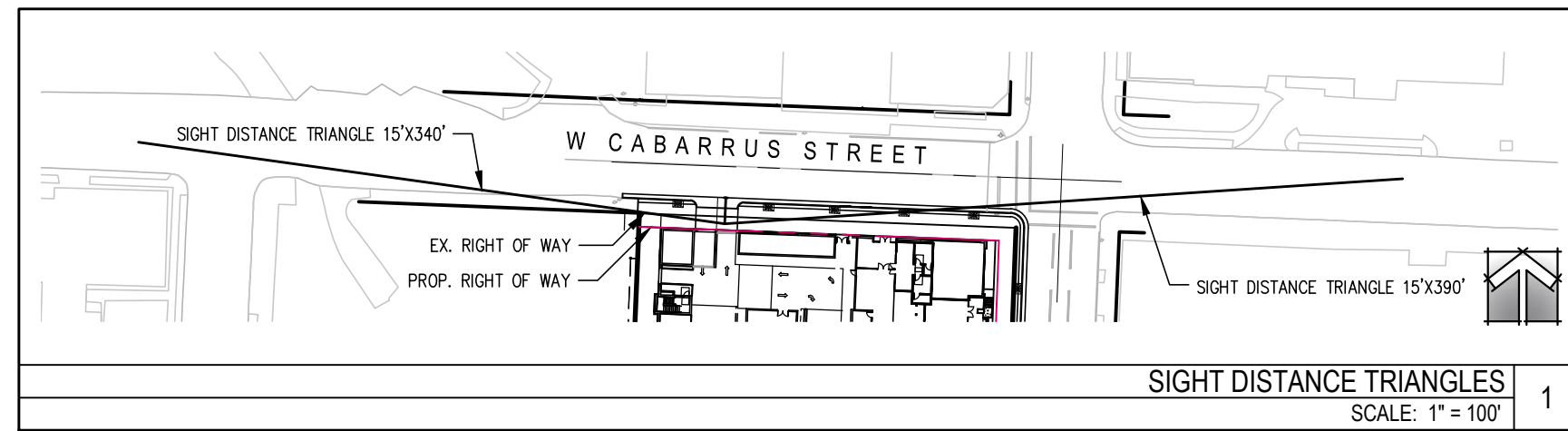
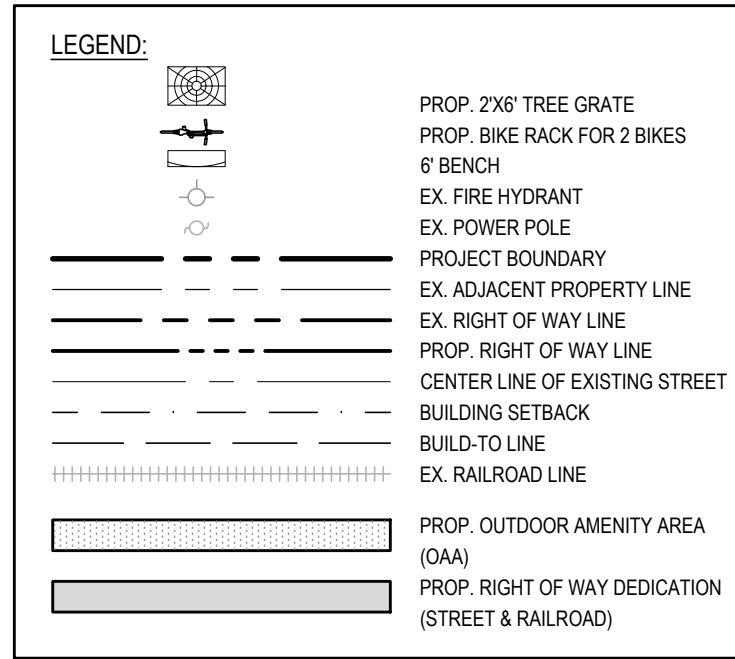
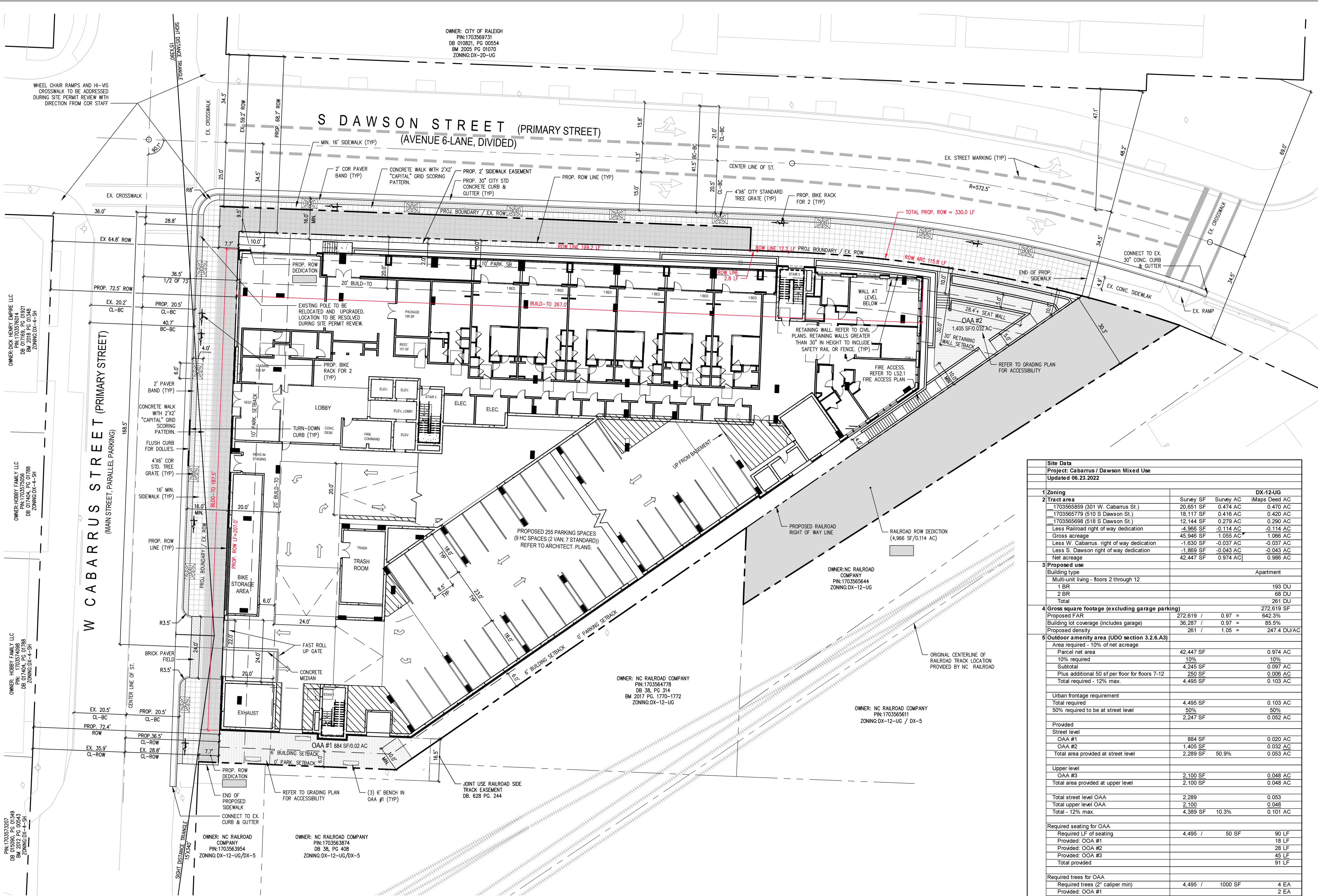
Signature: [Signature] Date: 04.22.2022

Printed Name: Ken Thompson, RLA, Senior Associate, JDavis Architects

## ADMINISTRATIVE SITE REVIEW

PROJECT:	EQT-21220	DATE
ISSUE:	Administrative Site Review	04.22.2022
REVISIONS:	1st Review Comments	07.06.2022
DRAWN BY:	SB	
CHECKED BY:	KT	
CONTENT:	COVER	

0.0



- ACCESSIBILITY NOTES:**
- ALL INTERSECTIONS OF ACCESSIBLE ROUTE SHALL HAVE MINIMUM 5'x5' LANDING.
  - MINIMUM LANDING AT ACCESS AISLE FOR HC PARKING SPACE SHALL BE 4' X 4'.
  - ALL LANDINGS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
  - HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN 2% SLOPE IN ANY DIRECTION.
  - ALL ACCESSIBLE ROUTE SHALL NOT EXCEED 2% CROSS PITCH. MAXIMUM RAMP RUN TO BE 8.3%. RAMP MUST HAVE BETWEEN 34" AND 38" HEIGHT HANDRAILS ON BOTH SIDES IF THE SLOPE IS GREATER THAN 5%, AND MINIMUM 5'x5' LANDING SHALL BE PROVIDED EVERY 30' MAXIMUM RUN. MINIMUM 5'x5' LANDING IS REQUIRED AT THE TOP & BOTTOM OF THE RAMP. MINIMUM 5'x5' TURN PLATFORM/LANDING IS REQUIRED.
  - ALL CROSS WALK SHALL BE NO GREATER THAN 2% SLOPE IN ANY DIRECTION.
  - ACCESSIBLE ENTRANCES SHALL PROVIDE WITH GROUND FLOOR SURFACE SLOPE/CROSS SLOPES AT 2% MAXIMUM IN ALL DIRECTIONS.
  - ACCESSIBLE ENTRANCES WILL BE PROVIDED WITH GROUND FLOOR SURFACE SLOPE/CROSS SLOPES AT 2% MAXIMUM IN ALL DIRECTIONS.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ADA STANDARDS.
  - REFER TO GRADING PLAN FOR ACCESSIBLE ROUTE.

- HC RAMPS:**
- ALL HC RAMP AT INTERSECTIONS ARE TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.
  - POWER POLES WHICH CONFLICT WITH FIELD LOCATED HC RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.

Site Data			
Project: Cabarrus / Dawson Mixed Use			
Updated: 06.23.2022			
1 Zoning	Survey SF	Survey AC	DX-12-UG
2 Tract area			
1703565859 (301 W. Cabarrus St.)	20,651 SF	0.474 AC	0.470 AC
1703565779 (510 S Dawson St.)	18,117 SF	0.416 AC	0.420 AC
1703565698 (518 S Dawson St.)	12,144 SF	0.279 AC	0.290 AC
Less Railroad right of way dedication	-4,966 SF	-0.114 AC	-0.114 AC
Gross acreage	45,946 SF	1.055 AC	1.066 AC
Less W. Cabarrus: right of way dedication	-1,630 SF	-0.037 AC	-0.037 AC
Less S. Dawson: right of way dedication	-1,892 SF	-0.043 AC	-0.043 AC
Net acreage	42,447 SF	0.974 AC	0.986 AC
3 Proposed use	Apartment		
Building type			
Multi-unit living - floors 2 through 12			
1 BR			
2 BR			
Total			
4 Gross square footage (excluding garage parking)	272,619 /	0.97 =	272,619 SF
Proposed FAR	36,287 /	0.97 =	85.5%
Building lot coverage (includes garage)	261 /	1.05 =	247.4 DU/AC
Proposed density	261 /	1.05 =	247.4 DU/AC
5 Outdoor amenity area (UDO section 3.2.6.A.3)			
Area required - 10% of net acreage	42,447 SF	0.974 AC	
Parcel net area	42,447 SF	0.974 AC	
10% required	4,245 SF	0.097 AC	
Subtotal	250 SF	0.006 AC	
Plus additional 50 sq ft per floor for floors 7-12	4,495 SF	0.103 AC	
Total required - 12% max.	4,495 SF	0.103 AC	
Urban frontage requirement	4,495 SF	0.103 AC	
Total required	4,495 SF	0.103 AC	
50% required to be at street level	2,247 SF	0.052 AC	
Provided			
Street level			
OAA #1	884 SF	0.020 AC	
OAA #2	1,405 SF	0.032 AC	
Total area provided at street level	2,289 SF	0.053 AC	
Upper level			
OAA #3	2,100 SF	0.048 AC	
Total area provided at upper level	2,100 SF	0.048 AC	
Total street level OAA	2,289	0.053	
Total upper level OAA	2,100	0.048	
Total - 12% max.	4,389 SF	0.101 AC	
Required seating for OAA			
Required LF of seating	4,495 /	50 SF	90 LF
Provided: OAA #1			18 LF
Provided: OAA #2			28 LF
Provided: OAA #3			45 LF
Total provided			91 LF
Required trees for OAA			
Required trees (2" caliper min)	4,495 /	1000 SF	4 EA
Provided: OAA #1			2 EA
Provided: OAA #2			3 EA
Provided: OAA #3			0 EA
Total provided			5 EA
6 Building height			
Allowed height			
Proposed height - See elevations for building heights			
7 Neighborhood transition (UDO section 3.9)			
8 Build-to (dimensions shown in red on LS1.1 Site Plan)			
C1 Primary street build-to (min/max)	70% x 207.0 =	144.9 LF	W. Cabarrus St.
Required	90.6%	187.5 LF	
Provided			
C1 Primary street build-to (min/max)	70% x 330.0 =	231.0 LF	S. Dawson St.
Required	80.9%	267.0 LF	
Provided			
9 Required parking (UDO section 7.1.3.A.1)			
No parking required for all uses (supp #18)			
No more than 2 spaces per DU allowed			
Dwelling units proposed	261 x 2 =	522 SP	
Maximum allowed parking			
Parking provided			
Regular spaces			
HC spaces			
Total provided			
10 Required bicycle parking (UDO section 7.1.2)			
Short term			
Multi-unit living (1 space per 20 units, min. 4)	261 /	20 =	13 SP
Long term			
Multi-unit living (1 space per 7 BR)	329 /	7 =	47 SP
Total bicycle parking provided			
On street - short term			
In parking deck - long term			
Total provided			

- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NC DOT STANDARDS.
  - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
  - PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
  - THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
  - THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
  - IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO 'CITY OF RALEIGH STREET DESIGN MANUAL' AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (919) 996-2409.
  - IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
  - FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
  - ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY BASS, NIXON & KENNEDY, INC. IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN MARCH 2022, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN MARCH 2022.
  - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION THROUGH 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
  - UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
  - UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
  - TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
  - GROUND-MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF SEC 7.2.5.D.4 AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.
  - CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
  - HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION AS PER ADA STANDARDS.
  - PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
  - ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
  - THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRUSH ON THIS MINIMUM CORNER CLEARANCE.
  - WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
  - ALL RAMPS AND HANDRAILS SHALL BE COMPLY WITH CURRENT ANSI, NCSCS, AND ICC STANDARDS AND SPECIFICATIONS.
  - SWINGING DOORS AND GATE SHALL HAVE MANEUVERING CLEARANCE COMPLYING WITH CURRENT ANSI STANDARD.
  - ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
  - ALL HVAC EQUIPMENTS OF THIS PROJECT E TO BE LOCATED ON THE ROOF OF BUILDINGS AND SCREENED WITH PARAPETS.
  - UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.
  - SPECIAL USE PERMIT REQUIRED FOR POOLS WITH ANY LINEAR DIMENSION GREATER 65 FEET OR WITH ANY AREA IN EXCESS OF 4,000 SQUARE FEET.

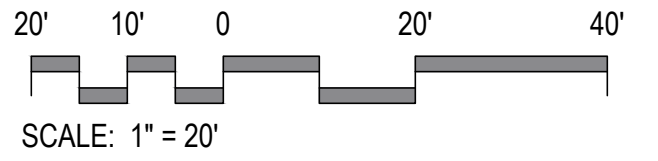
POOL IS PROPOSED ON THIRD FLOOR OF PROPOSED BUILDING. REFER TO THE FLOOR PLAN FOR THE SIZE AND DIMENSIONS.  
POOL WILL NOT HAVE GREATER THAN 65 FEET LINEAR DIMENSION AND THE AREA WILL NOT EXCEED 4,000 SQUARE FEET.

SEE LS3.1 FOR SITE DETAILS.

PRIMARY STREET DETERMINATION (SEC. 1.5.4.C.1)			
A LOT DEVELOPED WITH THE APARTMENT, GENERAL, MIXED-USE OR CIVIC BUILDING TYPES SHALL DESIGNATE ITS PRIMARY STREET USING THE CRITERIA SHOWN IN (A) THROUGH (G) BELOW. IF NO STREET MEETS CRITERIA (A) THROUGH (D), THEN THE STREET THAT THAT SATISFIES MORE OF CRITERIA (E) THROUGH (G) WILL BE DESIGNATED AS PRIMARY. IF THE CRITERIA DO NOT APPLY OR DO NOT PRODUCE A CLEAR RESULT, THEN ANY STREET MAY BE DESIGNATED AS PRIMARY BY THE APPLICANT.			
A. THE STREET WITH TRANSIT SERVICE:	CABARRUS	DAWSON	
	NO	YES	
B. THE STREET DESIGNATED AS A MAIN STREET OR URBAN THOROUGHFARE ON THE URBAN FORM MAP:	NO	NO	
C. ANY STREET DESIGNATED AS A RETAIL STREET IN THE DOWNTOWN SECTION OF THE COMPREHENSIVE PLAN:	NO	NO	
D. THE STREET DESIGNATED AS A MIXED-USE STREET ON THE RALEIGH STREET PLAN MAP:	YES	NO	
PER SECTION 1.5.4.C.1, IF THREE OR FOUR STREETS MEET ANY OF CRITERIA (A) THROUGH (D), THE TWO STREETS THAT MEET MORE OF (A) THROUGH (D) WILL BE DESIGNATED AS PRIMARY. IF THEY MEET THE SAME NUMBER, THEN THE APPLICANT MAY CHOOSE THE TWO STREETS.			
	PRIMARY	PRIMARY	
RESPONSE: BASED ON THE ABOVE, BOTH W. CABARRUS AND S. DAWSON ARE PRIMARY STREETS			

ASR-0033-2022

SITE PLAN



**JDAVIS**

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1218 Chantrelle St., 7th Floor | Philadelphia, PA 19107 | Tel: 215.545.0121

**EQT Exeter**

**Cabarrus & Dawson Residences**

**301 W Cabarrus St and 510 & 518 S Dawson St**

**Raleigh, North Carolina 27601**

**ADMINISTRATIVE SITE REVIEW**

PROJECT:	EQT-21220	DATE:	
ISSUE:	Administrative Site Review	DATE:	04.22.2022
REVISIONS:	1st Review Comments	DATE:	07.06.2022
DRAWN BY:	KT, SB		
CHECKED BY:	KT		
CONTENT:	SITE PLAN		

**LS1.1**

ASR-0033-2022 (Admin. Site Review)

NORTH		
BASEMENT LEVEL 1 calculations		
Basement level façade (above and below grade)	1652.02	SF
50% basement façade	50.0%	
Minimum required below grade	826.01	SF
Proposed basement level façade below grade	1652.02	SF
Percentage of façade below grade	100.0%	

BASEMENT LEVEL 2 calculations		
Basement level façade (above and below grade)	1652.03	SF
50% basement façade	50.0%	
Minimum required below grade	826.015	SF
Proposed basement level façade below grade	1652.02	SF
Percentage of façade below grade	100.0%	

BASEMENT LEVEL 3 calculations		
Basement level façade (above and below grade)	1242.56	SF
50% basement façade	50.0%	
Minimum required below grade	621.28	SF
Proposed basement level façade below grade	1242.56	SF
Percentage of façade below grade	100.0%	

TRANSPARENCY (UDO SECTION 1.5.9, SECTION 3.2.6.F		
CABARRUS ST. - MIXED USE GROUND FLOOR		
GROUND STORY FACADE (MEASURED BETWEEN 0'-12")	2,251	SF
MIN. TRANSPARENCY REQUIRED	2,251 X 20% = 450	SF
TRANSPARENCY PROVIDED	2,251 X 39% = 881	SF
TRANSPARENCY PROVIDED BETWEEN 3' & 8' (MIN 50% OF REQ.)	881 X 52% = 455	SF
UPPER STORY FACADE		
MIN. TRANSPARENCY REQUIRED	20,360 X 15% = 3,054	SF
TRANSPARENCY PROVIDED	20,360 X 39.5% = 8,083	SF

TRANSPARENCY (UDO SECTION 1.5.9, SECTION 3.2.6.F		
S. DAWSON ST. - MIXED USE GROUND FLOOR		
GROUND STORY FACADE (MEASURED BETWEEN 0'-12")	3,205	SF
MIN. TRANSPARENCY REQUIRED	3,205 X 20% = 641	SF
TRANSPARENCY PROVIDED	3,205 X 63% = 2,013	SF
TRANSPARENCY PROVIDED BETWEEN 3' & 8' (MIN 50% OF REQ.)	2,013 X 50.2% = 1,011	SF
UPPER STORY FACADE		
MIN. TRANSPARENCY REQUIRED	30,434 X 15% = 4,565	SF
TRANSPARENCY PROVIDED	30,434 X 38.6% = 11,748	SF

EAST		
BASEMENT LEVEL 1 calculations		
Basement level façade (above and below grade)	2358.87	SF
50% basement façade	50.0%	
Minimum required below grade	1179.435	SF
Proposed basement level façade below grade	356.08	SF
Percentage of façade below grade	15.1%	

BASEMENT LEVEL 2 calculations		
Basement level façade (above and below grade)	2358.87	SF
50% basement façade	50.0%	
Minimum required below grade	1179.435	SF
Proposed basement level façade below grade	1262.17	SF
Percentage of façade below grade	53.5%	

BASEMENT LEVEL 3 calculations		
Basement level façade (above and below grade)	2162.94	SF
50% basement façade	50.0%	
Minimum required below grade	1081.47	SF
Proposed basement level façade below grade	2130.52	SF
Percentage of façade below grade	98.5%	



PROJECT:		21220	DATE	
ISSUE:		SCHEMATIC DESIGN	2022-05-27	
REVISIONS:				
DRAWN BY: Author				
CHECKED BY: Checker				
CONTENT: OVERALL ELEVATIONS				

EXETER PROPERTY GROUP ADVISORS

CABARRUS & DAWSON RESIDENCES

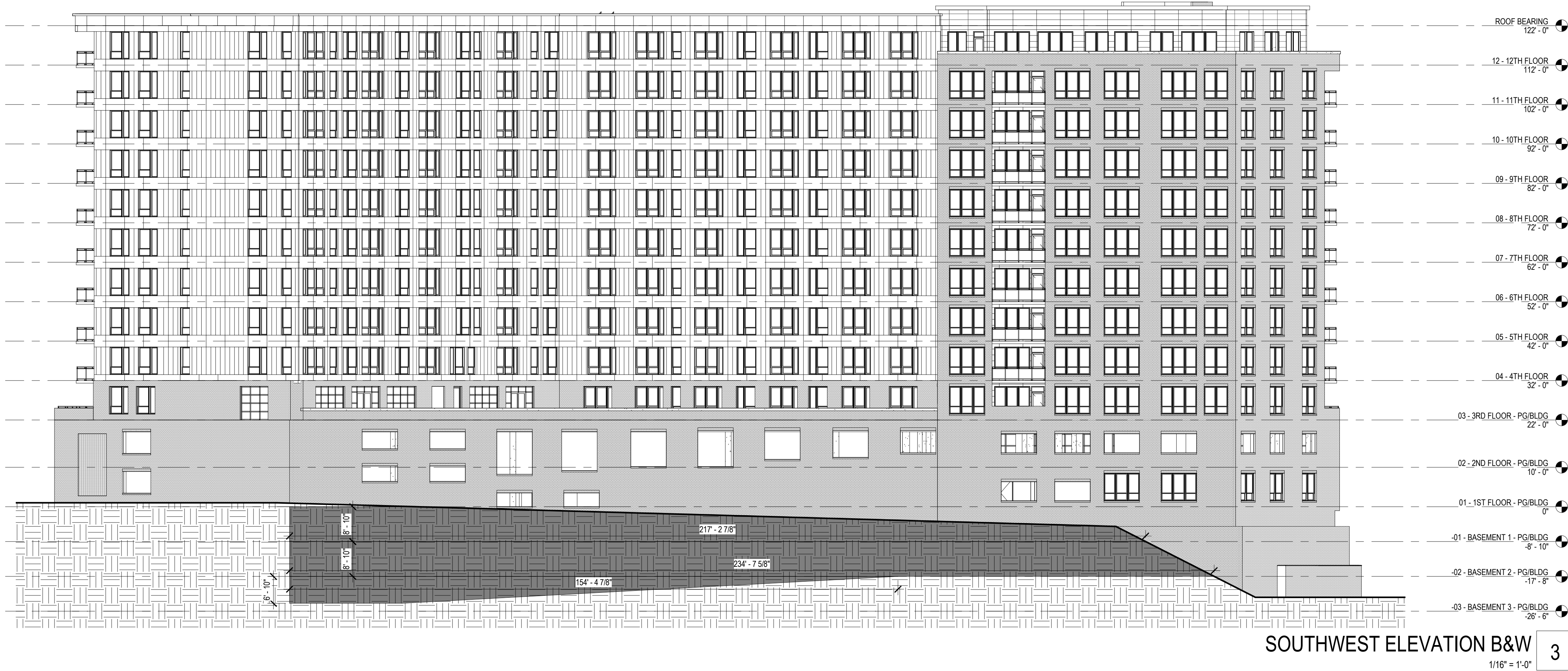
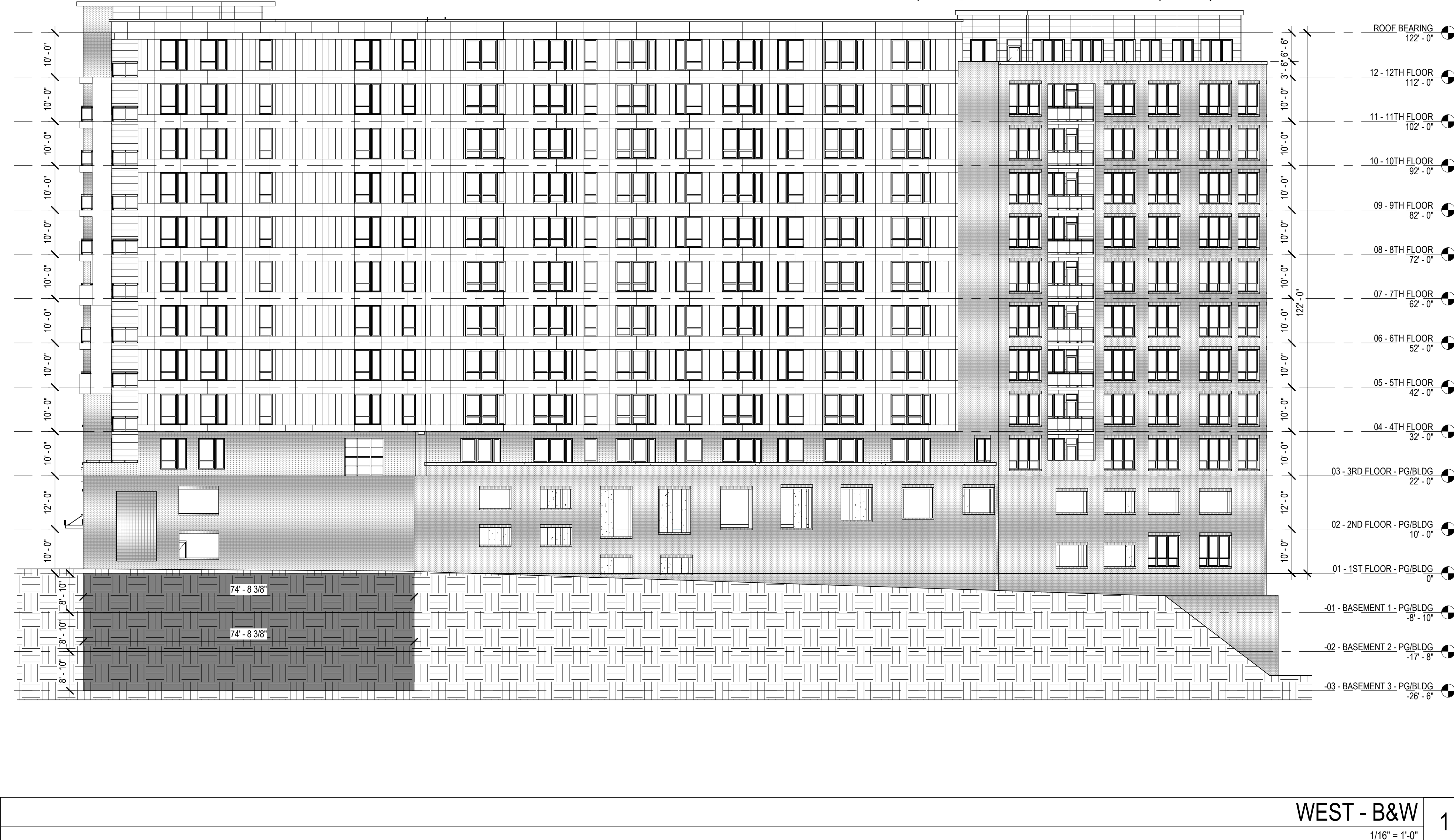
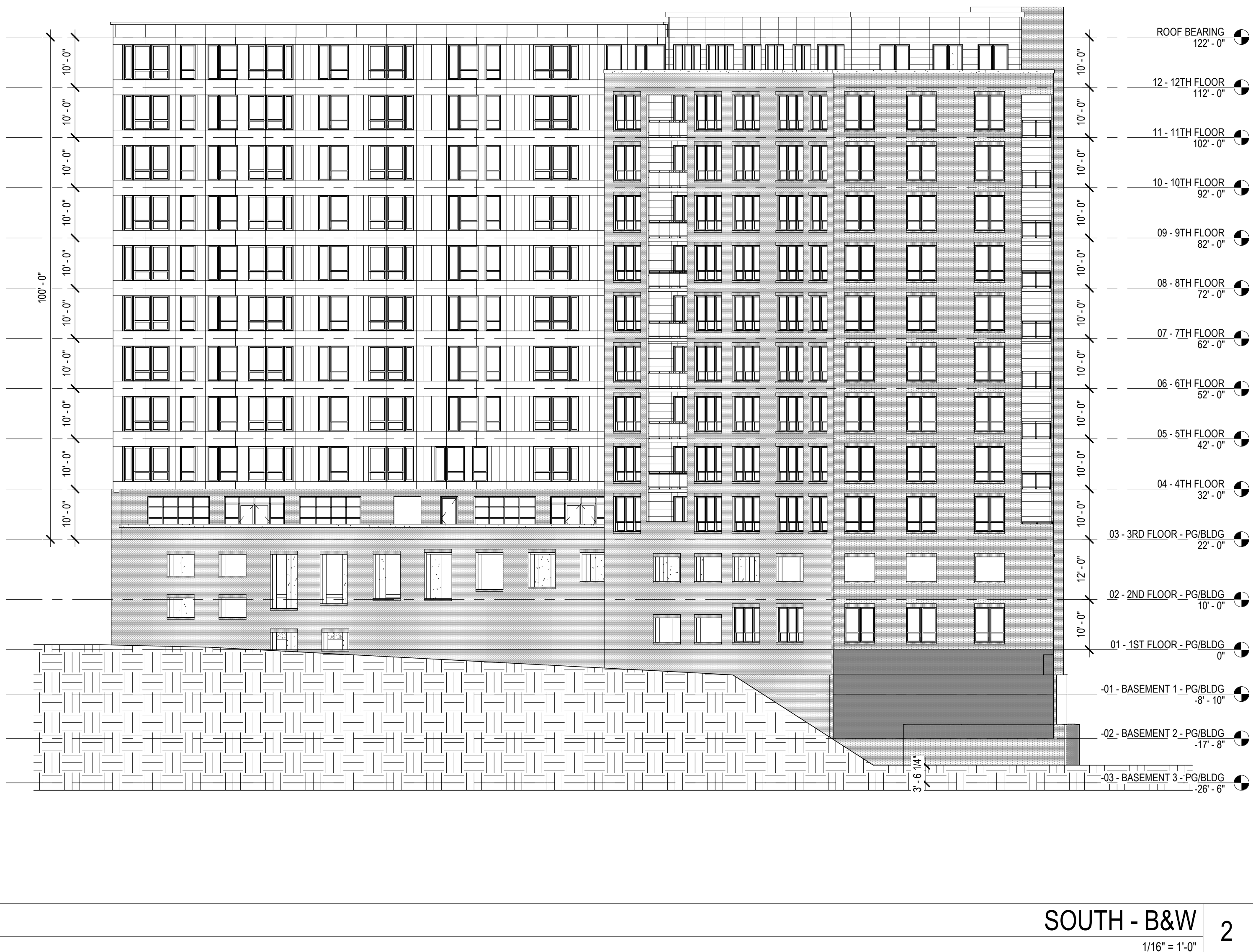
RALIEGH, NC

ASR1

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SOUTHWEST		
BASEMENT LEVEL 1 calculations		
Basement level façade (above and below grade)	2120.78	SF
50% basement façade	50.0%	
Minimum required below grade	1060.39	SF
Proposed basement level façade below grade	1423	SF
Percentage of façade below grade	67.1%	

BASEMENT LEVEL 2 calculations		
Basement level façade (above and below grade)	2120.78	SF
50% basement façade	50.0%	
Minimum required below grade	1060.39	SF
Proposed basement level façade below grade	1995.8	SF
Percentage of façade below grade	94.1%	

BASEMENT LEVEL 3 calculations		
Basement level façade (above and below grade)	625.09	SF
50% basement façade	50.0%	
Minimum required below grade	312.545	SF
Proposed basement level façade below grade	625.09	SF
Percentage of façade below grade	100.0%	

WEST		
BASEMENT LEVEL 1 calculations		
Basement level façade (above and below grade)	659.82	SF
50% basement façade	50.0%	
Minimum required below grade	329.91	SF
Proposed basement level façade below grade	659.82	SF
Percentage of façade below grade	100.0%	

BASEMENT LEVEL 2 calculations		
Basement level façade (above and below grade)	659.82	SF
50% basement façade	50.0%	
Minimum required below grade	329.91	SF
Proposed basement level façade below grade	659.82	SF
Percentage of façade below grade	100.0%	

BASEMENT LEVEL 3 calculations		
Basement level façade (above and below grade)	659.82	SF
50% basement façade	50.0%	
Minimum required below grade	329.91	SF
Proposed basement level façade below grade	659.82	SF
Percentage of façade below grade	100.0%	