



Administrative Approval Action

Case File / Name: ASR-0033-2022
DSLCL - CABARRUS AND DAWSON RESIDENCES

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

LOCATION: This 1.17 acre site zoned DX-12-UG is located on the southwest corner of the intersection of W Cabarrus Street and S Dawson Street at 301 W. Cabarrus and 510-518 S. Dawson Street.

REQUEST: This is a proposed 12 story multi-unit apartment building (257 dwelling units) of 273,252 square feet with associated parking deck and amenities.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated July 11, 2023 by J DAVIS ARCHITECTS.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Approval letter from North Carolina Railroad Company (NCRR) and Northern Southern. (see NCRR letter of 6/8/23 attached)
2. A recombination map shall be recorded, recombining the existing lots into one parcel.
3. The solid waste will serve letter indicates the needs for compacted trash containers at the street no less than 3 days per week. Recycling is not cited and it is unclear as to the impacts to sidewalk accessibility. Prior to SPR approval there will be a detailed plan as to solid waste and an action plan of the developer for staging and return of carts without impact to pedestrians and ADA passage requirements.
4. Per discussion and email dated June 19th, the water and sewer utilities will be relocated to the Dawson Street side of the building for permitting through the SPR process and the developer will obtain the appropriate permits through the City of Raleigh and NCDOT for encroachment agreements prior to SPR approval. The current plan does not show that but per correspondence this condition of approval is based upon relocation to Dawson Street.
5. Signal upgrades will be required at the intersection due to proximity of improvements and impact to existing signal at Dawson and Cabarrus Streets. A signal plan will need to be approved by NCDOT and the City of Raleigh prior to Site Permitting Review permit issuance.



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Engineering

6. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.
7. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Stormwater

8. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
9. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
10. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Slope Easement Deed of Easement Required

<input checked="" type="checkbox"/>	Sidewalk Deed of Easement Required

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

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

Engineering

1. A sidewalk deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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2. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
3. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Stormwater

4. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. A demolition permit shall be obtained.

Engineering

2. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
3. A fee-in-lieu for full transit stop based upon UDO 8.11 shall be paid to the City of Raleigh (UDO 8.1.10).

Stormwater



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

Urban Forestry

7. A tree impact permit must be obtained for the approved streetscape tree installation in the rights-of-way. This development proposes 8 street trees along S. Dawson Street and 5 street trees along W. Cabarrus Street.
8. A public infrastructure surety for 13 street trees in tree grates shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion, 8 street trees in tree grates, and 125% of the improvement cost for the City of Raleigh infrastructure, 5 street trees in tree grates.

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

General

1. All street lights and street signs required as part of the development approval are installed.
2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. Final inspection of all right of way street trees by Urban Forestry Staff.

Stormwater

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

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



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3-Year Expiration Date: August 9, 2026

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

4-Year Completion Date:

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

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 08/09/2023
Development Services Dir/Designee
Staff Coordinator: Michael Walters

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GFL - Will Serve Letter



June 24, 2022

Cabarrus & Dawson Residences
JDavis
510 S. Wilmington St.
Raleigh, NC 27601

Attn: Sawako Bush

This is a letter of support for trash and recycling services for your new project being planned for 301 W. Cabarrus St. and 510 and 518 S. Dawson St. Raleigh, NC 27601.

We have reviewed the plans and have found that GFL Environmental will be able to safely perform services for this property.

We are estimating you will have approx. 24 yards of compacted trash and recycling each per week.

That will mean you will need 4 containers at the street for service 3 times a week with a 5th container on the chute at all times.

If the project design changes, this letter is void and a new letter must be issued. Additionally, this letter is non-transferable.

We want to visit the site during the initial phases of construction to ensure that the site will continue to be safe to service and the trash rooms are large enough to accommodate the volume of trash that will be produced.

We look forward to providing waste and recycling services at your new property once it has been completed.

Should you have any questions or need more information, please contact me at tara.zents@gfienv.com.

Sincerely,

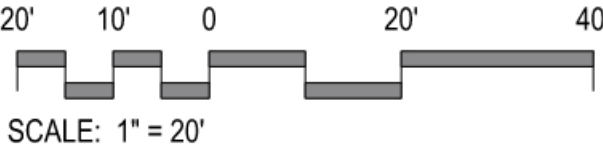
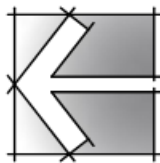
Tara Zents

Account Manager
GFL Environmental – Raleigh
3741 Conquest Drive
Garner NC 27529
(M) 919-427-2399

3301 Benson Drive, Suite 601, Raleigh, NC 27609
Tel: 919-325-3000 | gfienv.com

ASR-0033-2022

GFL WILL SERVE
LETTER

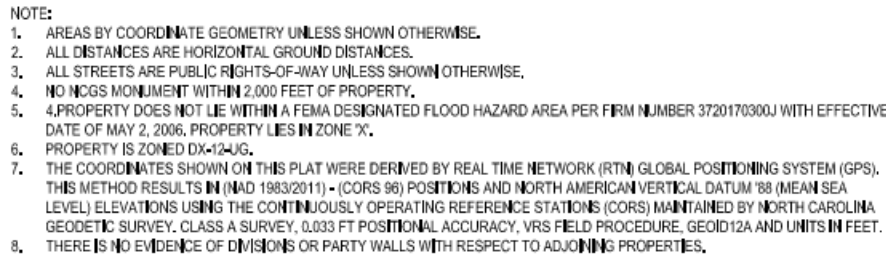


ADMINISTRATIVE SITE REVIEW

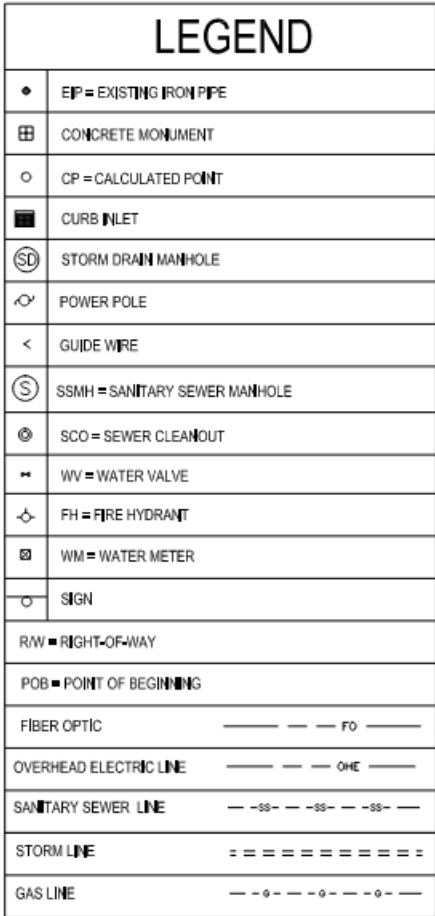
PROJECT:	EQT-21220	DATE
ISSUE:	Administrative Site Review	04.22.2022
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REVISIONS:	1st Review Comments	07.06.2022
	2nd Review Comments	06.13.2023
	3rd Review Comments	07.11.2023
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	.	.
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DRAWN BY:	SB	
CHECKED BY:	KT	
CONTENT:	GFL WILL SERVE LETTER	
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nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of Bass, Nixon & Kennedy, Inc.



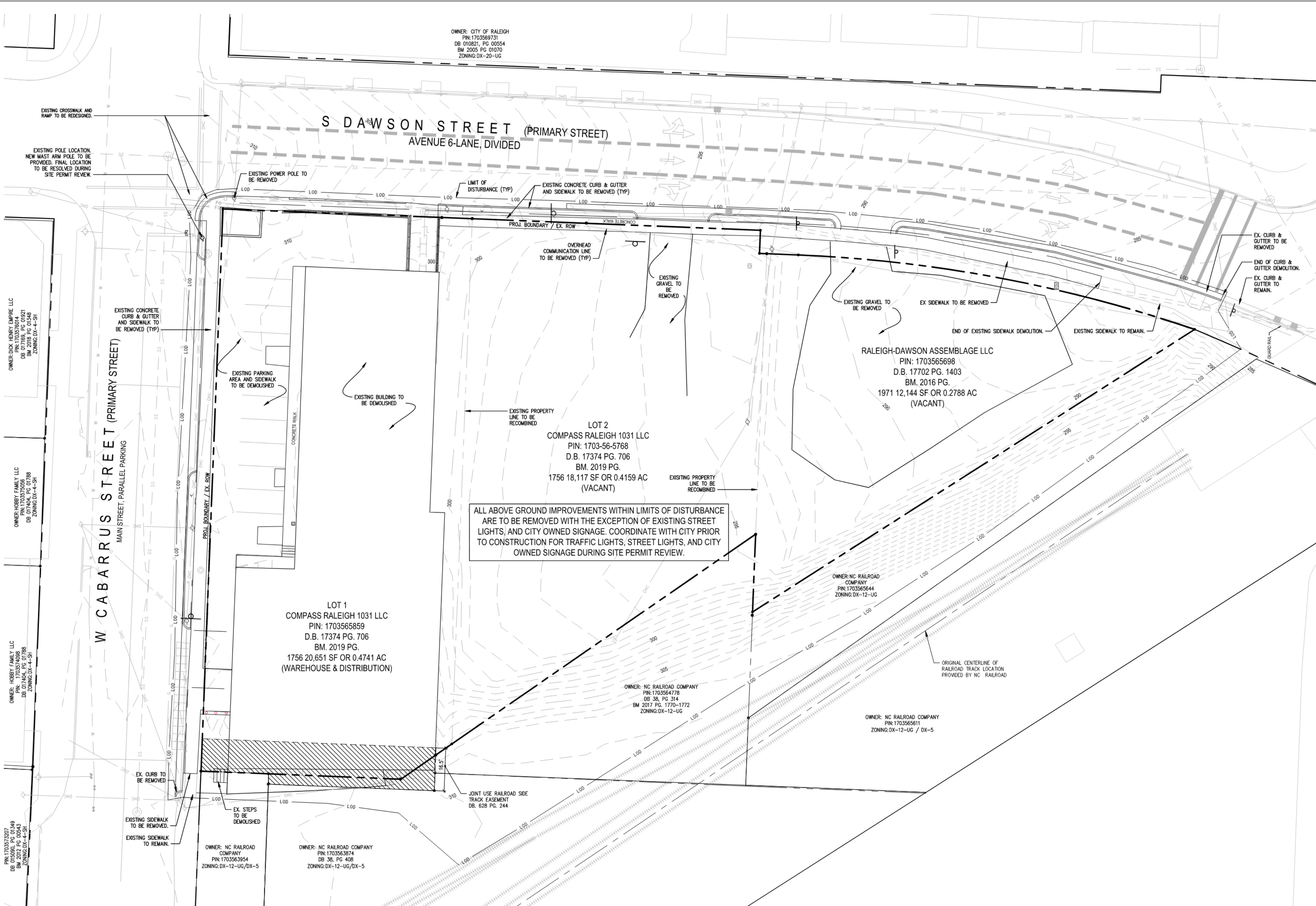
THIS 20th DAY OF APRIL 2022.
SEAL
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 20'

NOTE: THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND STRUCTURES, FIELD MARKINGS AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, FIELD LOCATIONS AND THE TYPE OF UTILITIES/STRUCTURES SHOULD BE VERIFIED.

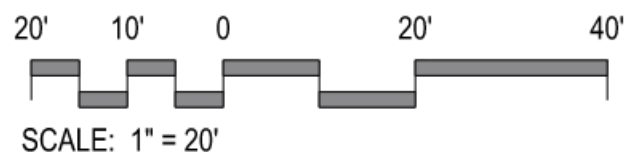
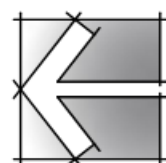
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- DEMOLITION NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
 2. THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
 3. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
 4. 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.
 5. 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.
 6. 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.
 7. TRAFFIC CONTROL IS CONTRACTOR'S RESPONSIBILITY. SEE RIGHT OF WAY OBSTRUCTION NOTES BELOW.
 8. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
 9. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
 10. CONTRACTOR SHALL COORDINATE WITH THE CITY OF RALEIGH TO OBTAIN ALL NECESSARY DEMOLITION PERMIT PRIOR TO ANY WORK.
 11. SAWCUT EXISTING ASPHALT AND SIDEWALK AT LOCATION(S) SHOWN ON PLAN(S), AND REMOVE FOR PROPOSED WORK.
 12. ALL DEMOLITION DEBRIS SHALL BE PROMPTLY REMOVED FROM SITE OR PLACED IN APPROPRIATE CONTAINER(S).
 13. PRIOR TO ANY WORK, SILT FENCE SHALL BE INSTALLED AND INSPECTED BY THE CITY OF RALEIGH.
 14. ALL ABOVE GROUND IMPROVEMENTS WITHIN LIMITS OF DISTURBANCE ARE TO BE REMOVED WITH THE EXCEPTION OF EXISTING STREETS LIGHTS, AND CITY OWNED SIGNAGE.
- TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES**
1. 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.
 2. THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
 3. A PERMIT REQUEST WITH A TCPEP PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
 4. 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.
 5. ALL TCPEP 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).
 6. 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).
 7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

ASR-0033-2022

DEMOLITION PLAN



ADMINISTRATIVE SITE REVIEW

PROJECT:	EQT-21220	DATE
ISSUE:	Administrative Site Review	04.22.2022
REVISIONS:	1st Review Comments	07.06.2022
	2nd Review Comments	06.13.2023
	3rd Review Comments	07.11.2023
DRAWN BY:	SB	
CHECKED BY:	KT	
CONTENT:	DEMOLITION PLAN	

2.1

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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 LS9.1 FOR SITE DETAILS.

PRIMARY STREET DETERMINATION (SEC. 1.5.4.C.1)			
<p>A LOT DEVELOPED WITH THE APARTMENT, GENERAL, MIXED-USE OR CIVIC BUILDINGS TYPES SHALL DESIGNATE ITS PRIMARY STREET USING THE CRITERIA SHOWN IN (A) THROUGH (G) BELOW. IF TWO OR MORE STREETS CRITERIA (A) THROUGH (D), THEN THE STREET THAT SATISFIES MORE OF THE CRITERIA (G) 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.</p>			
A. THE STREET WITH TRANSIT SERVICE;	CABARRUS	DAWSON	
	NO	YES	
B. THE STREET DESIGNATED AS A MAIN STREET OR URBAN THROUGHFARE 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	
<p>PER SECTION 1.5.4.C.1.F, 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.</p>			
	PRIMARY	PRIMARY	
<p>RESPONSE: BASED ON ABOVE, BOTH W. CABARRUS AND S. DAWSON ARE PRIMARY STREETS</p>			

Site Data Project: Cabarus & Dawson Residences Updated 11/11/2022				
1	Zoning	DX-12UG		
2	Tract area	Survey SF	Survey AC	Maps Deed AC
	1703565859 (301 W. Cabarus St.)	20,651 SF	0.474 AC	0.470 AC
	1703565779 (610 S Dawson St.)	18,117 SF	0.418 AC	0.420 AC
	1703565698 (518 S Dawson St.)	12,144 SF	0.279 AC	0.290 AC
	Less Railroad right of way dedication	-4,956 SF	-0.114 AC	-0.114 AC
	Gross acreage	45,946 SF	1.055 AC	1.066 AC
	Less S. Dawson right of way dedication	-1,958 SF	-0.044 AC	-0.044 AC
	Net acreage	44,040 SF	1.011 AC	1.022 AC
3	Proposed use	Apartment		
	Building type	Multifunit living - floors 2 through 12		
	1 BR			191 DU
	2 BR			66 DU
	Total			257 DU
4	Gross square footage (excluding garage parking)	273,252 SF		
	Proposed FAR	273,252 /	1.01 =	620.5%
	Building lot coverage (includes garage)	36,249 /	1.01 =	82.3%
	Proposed density	257 /	1.05 =	243.7 DU/AC
5	Outdoor amenity area (UDO section 3.2.6.A.3)			
	Area required - 10% of net acreage			
	Parcel net area	44,040 SF		1.011 AC
	10% required	10%		10%
	Subtotal	4,404 SF		0.101 AC
	Plus additional 50 sf per floor for floors 8-12	250 SF		0.006 AC
	Total required - 12% max.	4,654 SF		0.107 AC
	Urban portion requirement			
	Total required	4,654 SF		0.107 AC
	50% required to be at street level	50%		50%
	Provided	2,327 SF		0.053 AC
	Street level			
	OOA #1	884 SF		0.020 AC
	OOA #2	1,490 SF		0.034 AC
	Total area provided at street level	2,374 SF	51.0%	0.054 AC
	Upper level			
	OOA #3	2,310 SF		0.053 AC
	Total area provided at upper level	2,310 SF		0.053 AC
	Total street level OOA	2,374		0.054
	Total upper level OOA	2,310		0.053
	Total - 12% max.	4,684 SF	10.6%	0.108 AC
	Required seating for OAA			
	Required LF of seating	4,654	50 SF	93 LF
	Provided: OOA #1			19 LF
	Provided: OOA #2			28 LF
	Provided: OOA #3			45 LF
	Total provided			91 LF
	Required trees for OAA			
	Required trees (2" caliper min)	4,654 /	1000 SF	5 EA
	Provided: OOA #1			2 EA
	Provided: OOA #2			3 EA
	Provided: OOA #3			0 EA
	Total provided			5 EA
6	Building height			
	Allowed height			12 Story
	Proposed height - See elevations for building heights			12 Story
7	Neighborhood transition (UDO section 3.5)	n/a		
8	Build-to (dimensions shown in red on L8.1 Site Plan)	W. Cabarus St.		
	CI Primary street build-to (min/max)	70% x 207.0 =		144.9 LF
	Provided	90.6%		187.5 LF
	CI Primary street build-to (min/max)	70% x 337.7 =		236.4 LF
	Provided	79.1%		267.0 LF
9	Required parking (UDO section 7.1.3.A.1)	No parking required for all uses (supp #18)		
	Dwelling units proposed	No more than 2 spaces per DU allowed		
	Maximum allowed parking	257 x	2 =	514 SP
	Parking provided			267 DU
	Regular spaces			273 SP
	HS spaces			15 SP
	Total provided			288 SP
10	Required bicycle parking (UDO section 7.1.2)			
	Short term			
	Mult-unit living (1 space per 20 units, min. 4)	257 /	20 =	13 SP
	Long term			
	Mult-unit living (1 space per 7 BR)	323 /	7 =	46 SP
	Total bicycle parking provided			
	On street - short term			14 SP
	In park, deck - long term (Sheet A1.02 & 104)			48 SP
	Total provided			62 SP
11	Notes:			

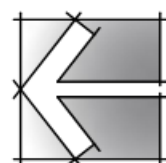
ACCESSIBILITY NOTES:

1. ALL INTERSECTIONS OF ACCESSIBLE ROUTE SHALL HAVE MINIMUM 5'X5' LANDING.
2. MINIMUM LANDING AT ACCESS ABILITY FOR PK PARKING SPACE SHALL BE 4' X 4'.
3. ALL LANDINGS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
4. HANDICAP PARKING SPACE(S) AND HC ACCESS ABILITY(S) SHALL BE NO GREATER THAN 2% SLOPE IN ANY DIRECTION.
5. ALL ACCESSIBLE ROUTE SHALL NOT EXCEED 2% CROSS PITCH. MAXIMUM RAMP RUN TO BE 8.3% RAMP MUST HAVE BETWEEN 34" & 38" HEIGHT HANDRAILS ON BOTH SIDES IF THE SLOPE IS GREATER THAN 2% 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.
6. ALL CROSS WALK SHALL BE NO GREATER THAN 2% SLOPE IN ANY DIRECTION.
7. ACCESSIBLE ENTRANCES SHALL PROVIDE WITH GROUND FLOOR SURFACE SLOPE/CROSS SLOPE AT MAXIMUM 2% IN ALL DIRECTIONS.
8. ACCESSIBLE ENTRANCES WILL BE PROVIDED WITH GROUND FLOOR SURFACE SLOPE/CROSS SLOPE AT 2% MAXIMUM IN ALL DIRECTIONS.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ADA STANDARDS.
10. REFER TO GRADING PLAN FOR ACCESSIBLE ROUTE.

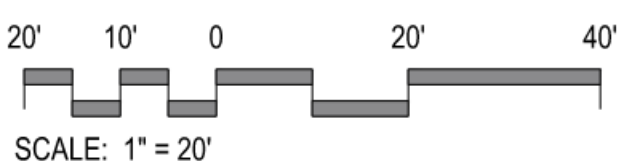
HC RAMPS:

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

SITE PLAN

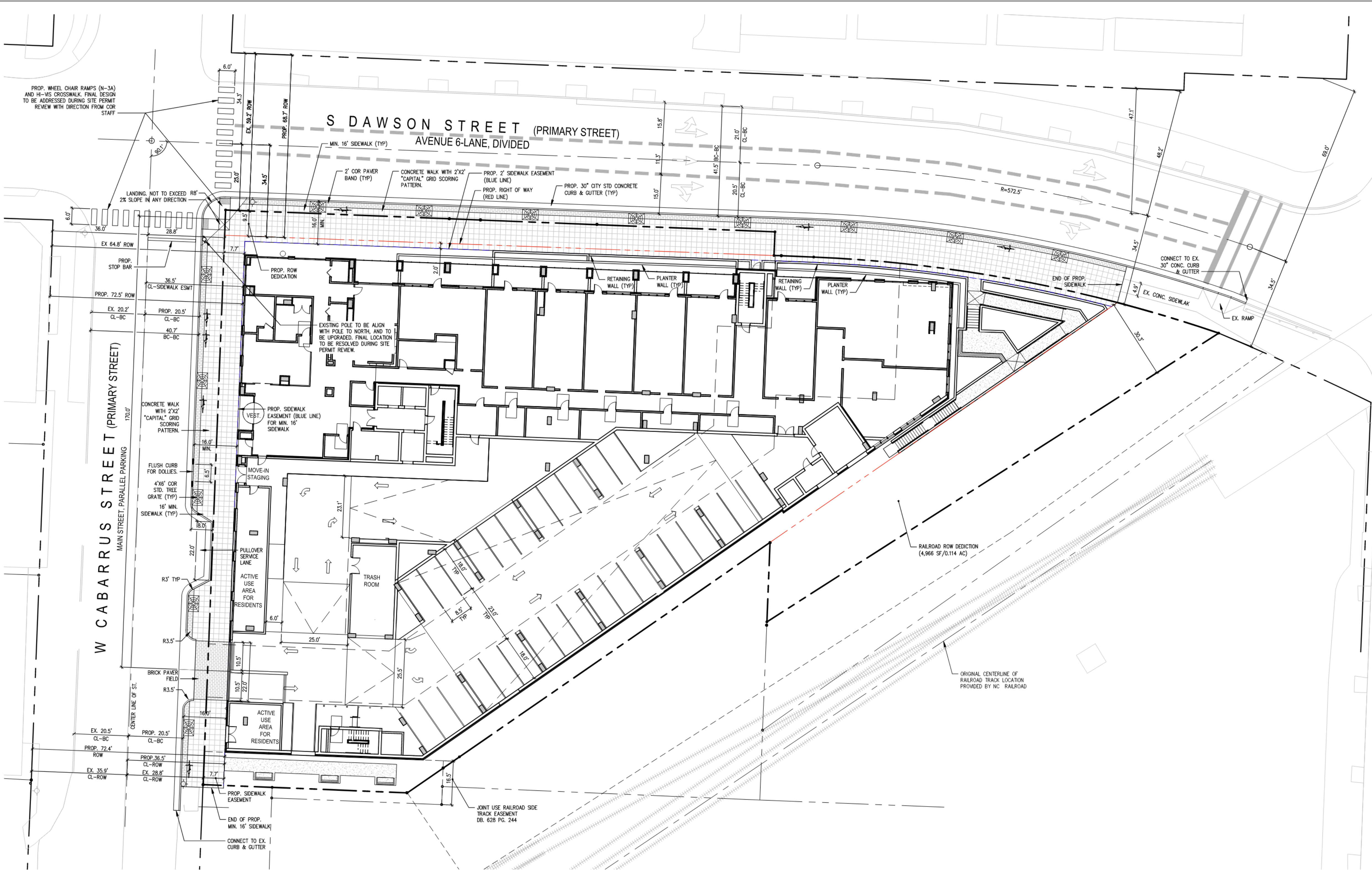


Know what's **below**.
Call before you dig.



LS1.1

7/11/2023 2:02 PM P:\21220-Cabarrus-Dawson-MU\4c_LAND\DP_Dwg\21220-SP12-ASR.dwg

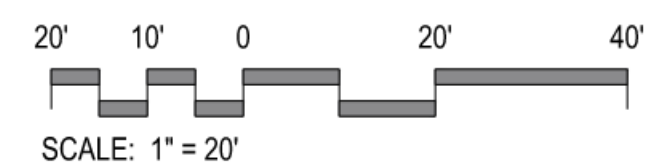
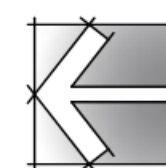


LEGEND:	
	PROP. 2'x6' TREE GRATE
	PROP. BIKE RACK FOR 2 BIKES
	6' BENCH
	EX. FIRE HYDRANT
	EX. POWER POLE
	PROJECT BOUNDARY
	EX. ADJACENT PROPERTY LINE
	EX. RIGHT OF WAY LINE
	PROP. RIGHT OF WAY LINE
	CENTER LINE OF EXISTING STREET
	BUILDING SETBACK
	BUILD-TO LINE
	EX. RAILROAD LINE
	PROP. OUTDOOR AMENITY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

- TRANSPORTATION PLAN NOTES**
- THIS SITE IS LOCATED WITHIN THE CITY OF RALEIGH DOWNTOWN MASTER PLAN. TWO (2) FEET BRICK PAVEMENT BAND AND 2' X 2' SCORED GRID CONCRETE PAVEMENT, "CAPITAL GRID" ARE REQUIRED FOR SIDEWALK. SEE PAVING PATTERN DETAIL AND T-30.03 DETAIL ON SHEET LS3.1 SITE DETAILS.
 - THIS SITE IS LOCATED IN THE CITY OF RALEIGH WILLIAM CHRISTMAS PLAN AREA.
 - ALL PROPOSED SIDEWALK ALONG STREETS TO BE MINIMUM 16'.
 - 2 FEET SIDEWALK EASEMENT IS PROPOSED ALONG S. DAWSON STREET.

ASR-0033-2022

TRANSPORTATION PLAN

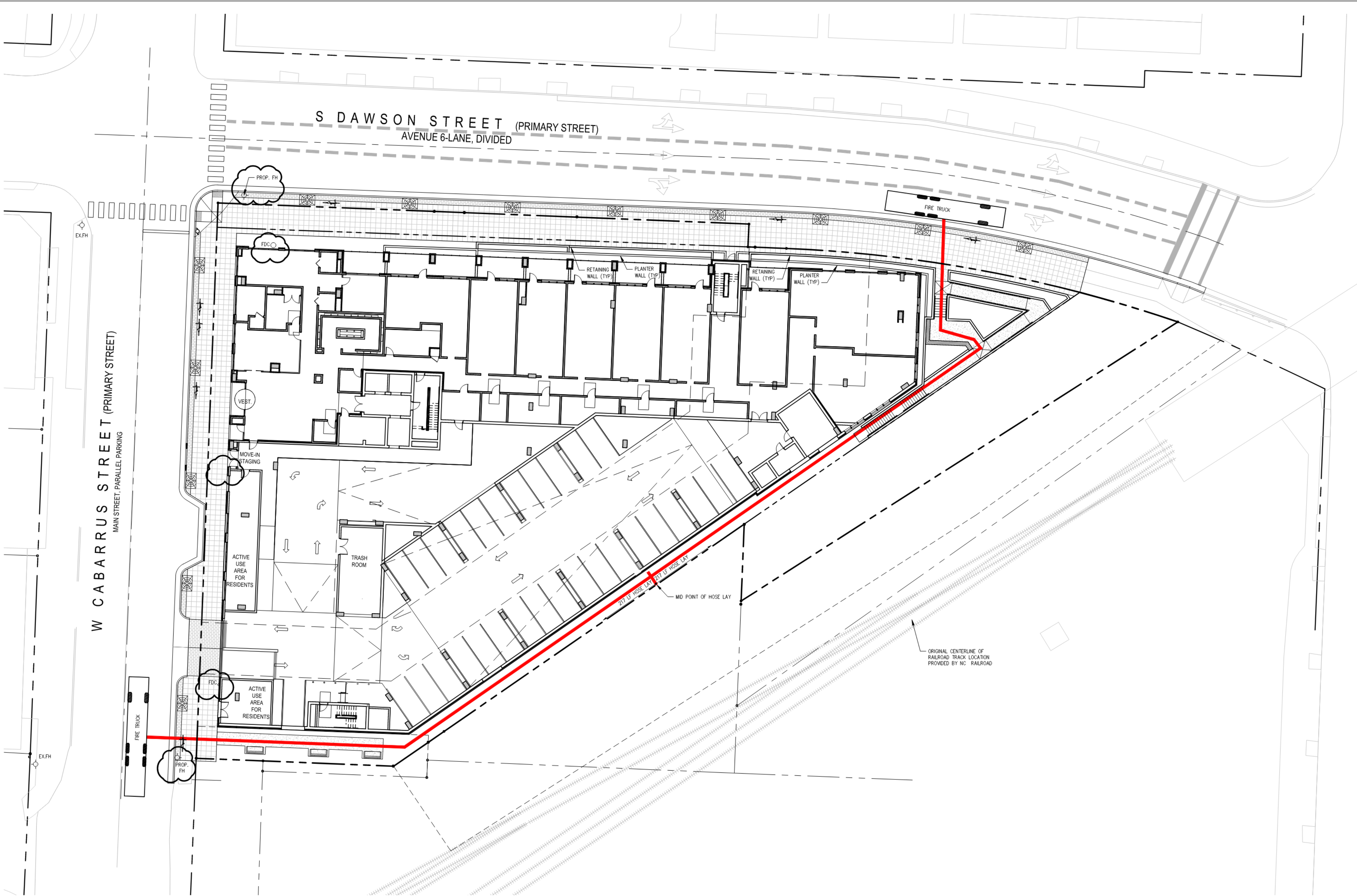


ADMINISTRATIVE SITE REVIEW

PROJECT:	EQT-21220	DATE
ISSUE:	Administrative Site Review	04.22.2022
REVISIONS:	1st Review Comments	07.06.2022
	2nd Review Comments	06.13.2023
	3rd Review Comments	07.11.2023
DRAWN BY:	SB	
CHECKED BY:	KT	
CONTENT:	TRANSPORTATION PLAN	

LS2.1

7/11/2023 2:03 PM P:\21reg\21220 Cabarrus-Dawson-MU\4c_LAND\DP_Dwg\21220-SP12-ASR.dwg



LEGEND:

PROP. 2'x6' TREE GRATE

PROP. BIKE RACK FOR 2 BIKES

6' BENCH

EX. FIRE HYDRANT

EX. POWER POLE

PROP. FIRE HYDRANT

PROP. FDC

PROJECT BOUNDARY

EX. ADJACENT PROPERTY LINE

EX. RIGHT OF WAY LINE

PROP. RIGHT OF WAY LINE

CENTER LINE OF EXISTING STREET

PROPOSED HOSESLAY

EX. RAILROAD LINE

FIRE ACCESS NOTES

1. NFPA113 IS PROPOSED FOR THIS PROJECT.

2. THE FIRE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 250 FEET (NFPA113) OF ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF THE BUILDING (NCFC 503.1.1).

3. FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF THE FIRE APPARATUS ACCESS ROAD (NCFC 507.5.1).

Know what's below.
Call before you dig.

ASR-0033-2022

FIRE ACCESS PLAN

SCALE: 1" = 20'

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ADMINISTRATIVE SITE REVIEW		
PROJECT:	EQT-21220	DATE
ISSUE:	Administrative Site Review	04.22.2022
REVISIONS:	1st Review Comments	07.06.2022
	2nd Review Comments	06.13.2023
	3rd Review Comments	07.11.2023
DRAWN BY:	SB	
CHECKED BY:	KT	
CONTENT:	FIRE ACCESS PLAN	

LS2.2

EQT Exeter

Cabarrus & Dawson Residences

301 W Cabarrus St and 510 & 518 S Dawson St

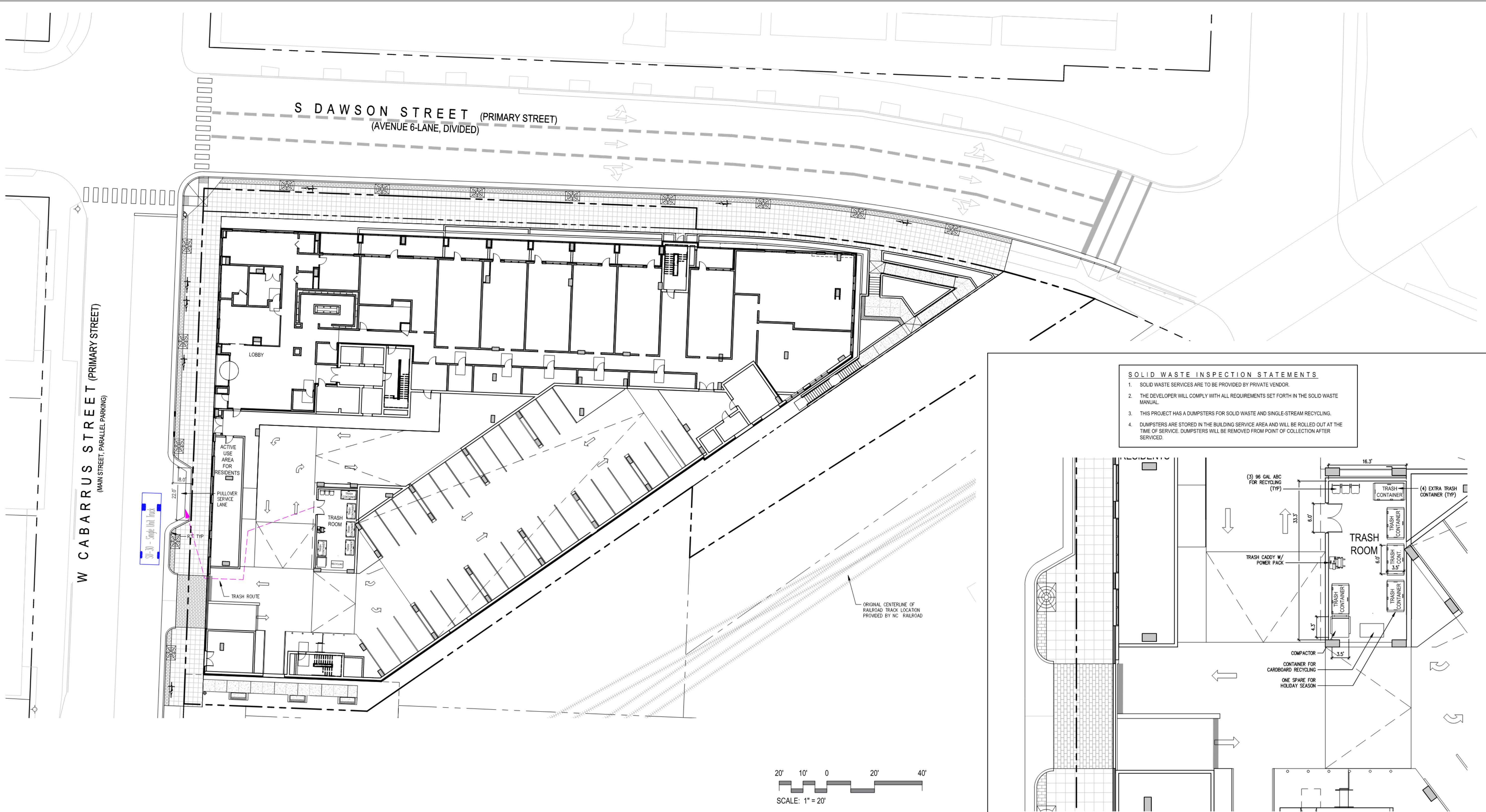
Raleigh, North Carolina 27601

JDAVIS

510 South Wilmington Street | Raleigh, NC 27601 | Tel 919.835.1500
1218 Chestnut St., 7th Floor | Philadelphia, PA 19107 | Tel 215.546.0121

ASR-0033-2022 (Admin. Site Review)

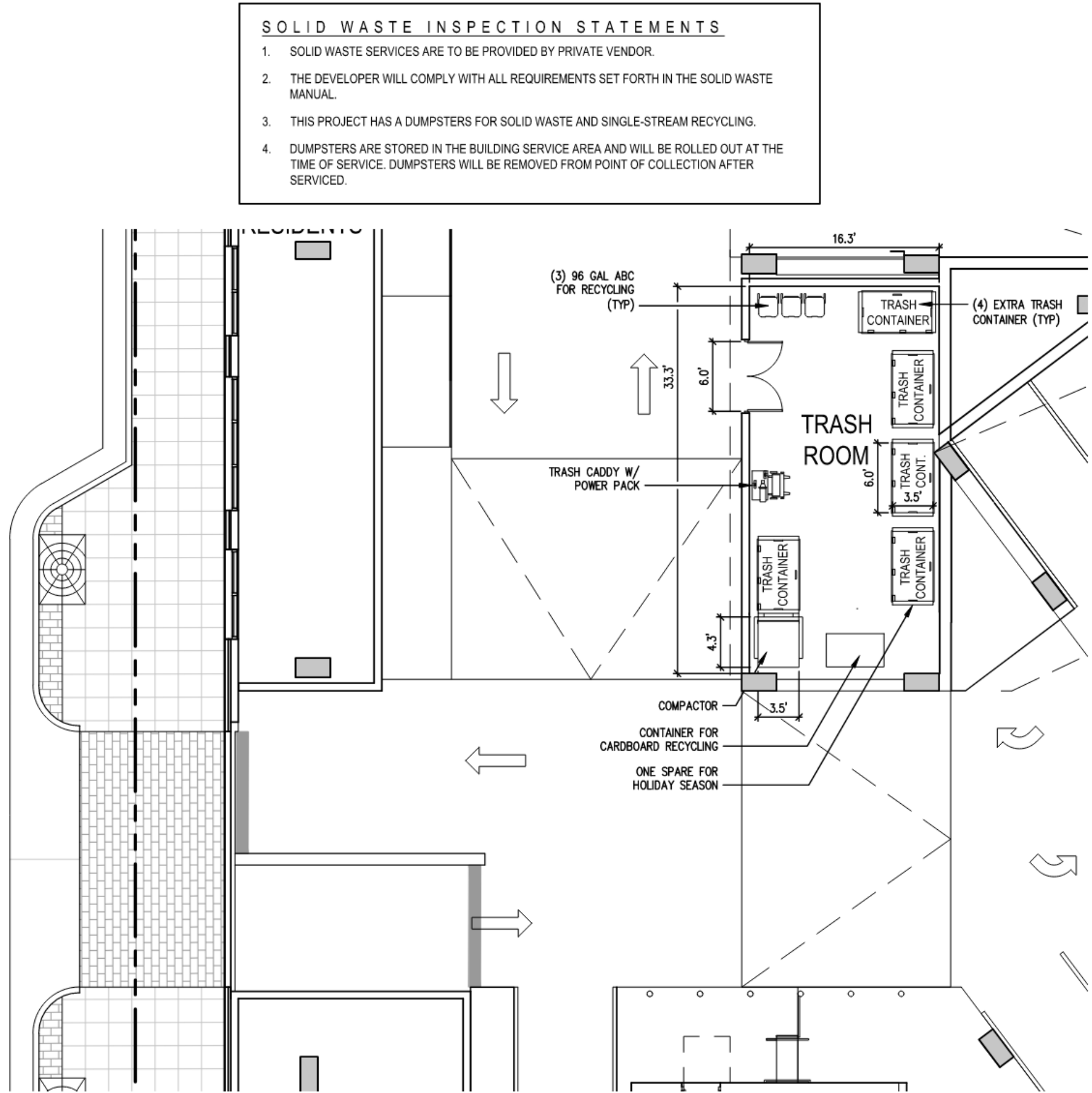
7/11/2023 11:56 AM P:\21220-Cabarrus-Dawson-MU\4-LAND\04-01\DWG\21220-Waste-04-ASR.dwg



LEGEND:	
	PROP. 2X6 TREE GRATE
	96 GAL. ABC
	TRASH CADDY W/ POWER PACK
	RECYCLING BIN
	COMPACTOR & TRASH CONTAINER
	TRASH ROUTE
	PROJECT BOUNDARY
	EX. ADJACENT PROPERTY LINE
	EX. RIGHT OF WAY LINE
	PROP. RIGHT OF WAY LINE

SOLID WASTER TRUCK / CARTS PARKING AREA
SCALE: 1" = 20'

2



- SOLID WASTE INSPECTION STATEMENTS**
1. SOLID WASTE SERVICES ARE TO BE PROVIDED BY PRIVATE VENDOR.
 2. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
 3. THIS PROJECT HAS A DUMPSTERS FOR SOLID WASTE AND SINGLE-STREAM RECYCLING.
 4. DUMPSTERS ARE STORED IN THE BUILDING SERVICE AREA AND WILL BE ROLLED OUT AT THE TIME OF SERVICE. DUMPSTERS WILL BE REMOVED FROM POINT OF COLLECTION AFTER SERVICED.

TRASH ROOM
SCALE: 1" = 10'

1



ASR-0033-2022

SOLID WASTE
COLLECTION PLAN



ADMINISTRATIVE SITE REVIEW

PROJECT:	EQT-21220	DATE
ISSUE:	Administrative Site Review	04.22.2022
REVISIONS:	1st Review Comments	07.06.2022
	2nd Review Comments	06.13.2023
	3rd Review Comments	07.11.2023
DRAWN BY:	SB	
CHECKED BY:	KT	
CONTENT:	WASTE WASTE COLLECTION PLAN	

LS2.3

EQT Exeter

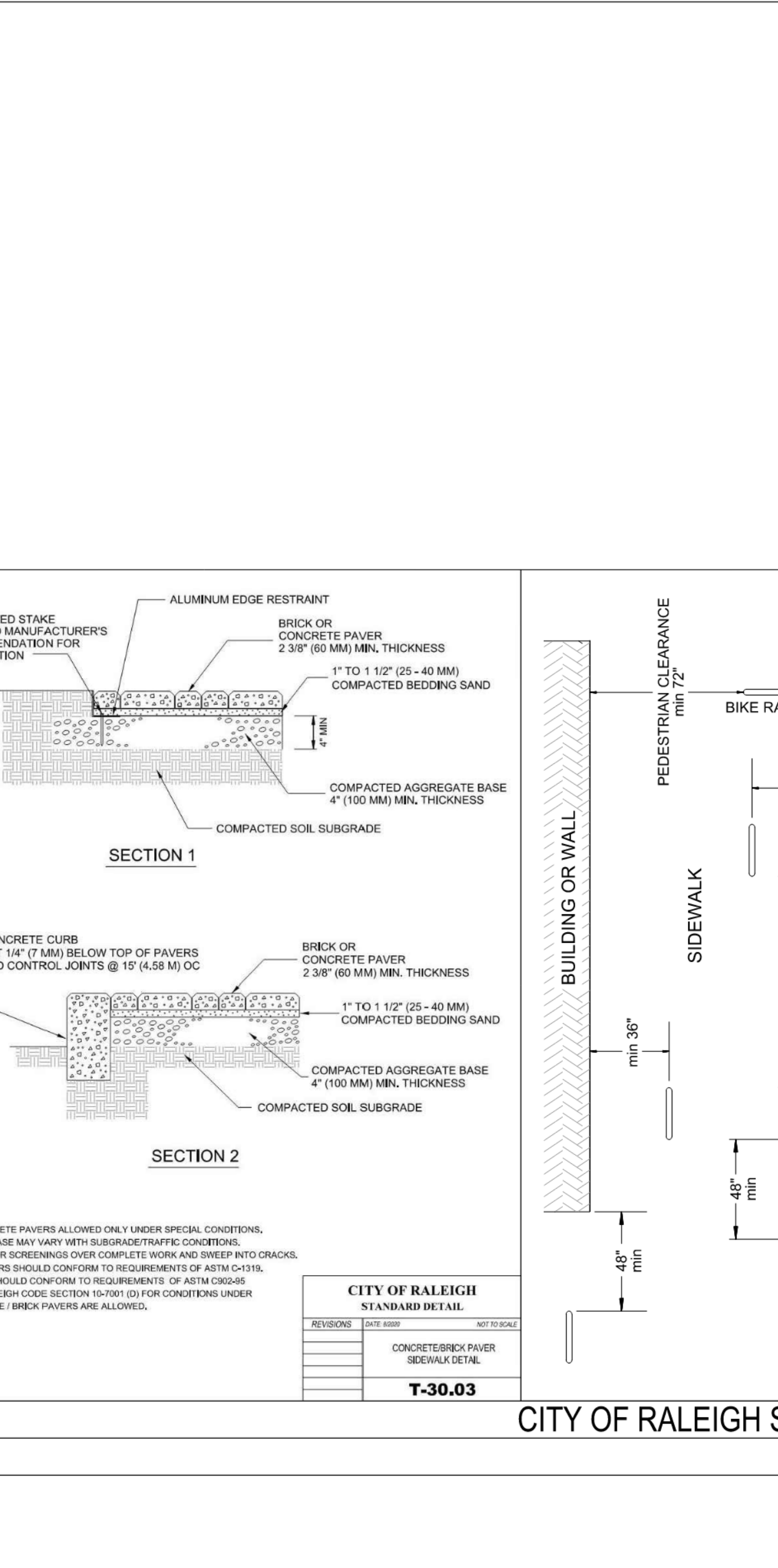
Cabarrus & Dawson Residences
301 W Cabarrus St and 510 & 518 S Dawson St
Raleigh, North Carolina 27601

The diagram illustrates a sidewalk layout with the following elements and dimensions:

- BUILDING OR WALL:** The left boundary of the sidewalk.
- PEDESTRIAN CLEARANCE:** Indicated by a hatched area and a dimension of $\min 7'2"$.
- BIKE RACK:** Three bike racks are shown, each with a $\min 48"$ clearance from the building or wall.
- TREE GRATE:** A square grate is located near the building or wall, with a $\min 48"$ clearance from the building or wall.
- SIDEWALK:** The main area of the sidewalk, with a $\min 36"$ clearance from the building or wall.
- STREET:** The right boundary of the sidewalk, with a $\min 48"$ clearance from the building or wall.
- CURB:** The boundary between the sidewalk and the street.
- Dimensions:**
 - $\min 48"$ (multiple locations)
 - $\min 36"$ (multiple locations)
 - $\min 7'2"$ (pedestrian clearance)
 - $\min 96"$ (distance between bike racks)

REVISIONS

NO.	DATE	DESCRIPTION
1	01/11/2020	ADDED
2	01/11/2020	ADDED
3	01/11/2020	ADDED
4	01/11/2020	ADDED
5	01/11/2020	ADDED
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91	01/11/2020	ADDED
92	01/11/2020	ADDED
93	01/11/2020	ADDED
94	01/11/2020	AD



The diagram illustrates a sidewalk layout. A horizontal line represents the curb, labeled "CURB". To the left of the curb, there are two "BIKE RACK" symbols. A dimension line indicates a "min 36\"

CITY OF RALEIGH
STANDARD DETAILS

REVISIONS	DATE	BY

B-2
BIKE RACK

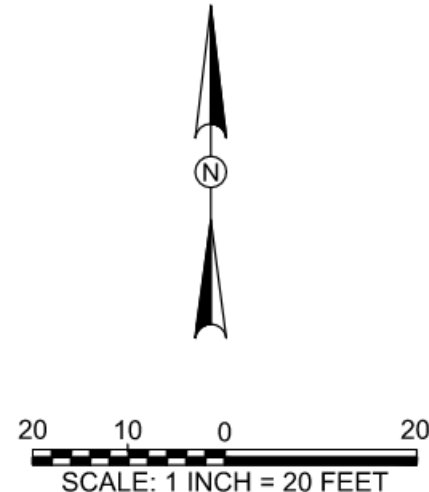
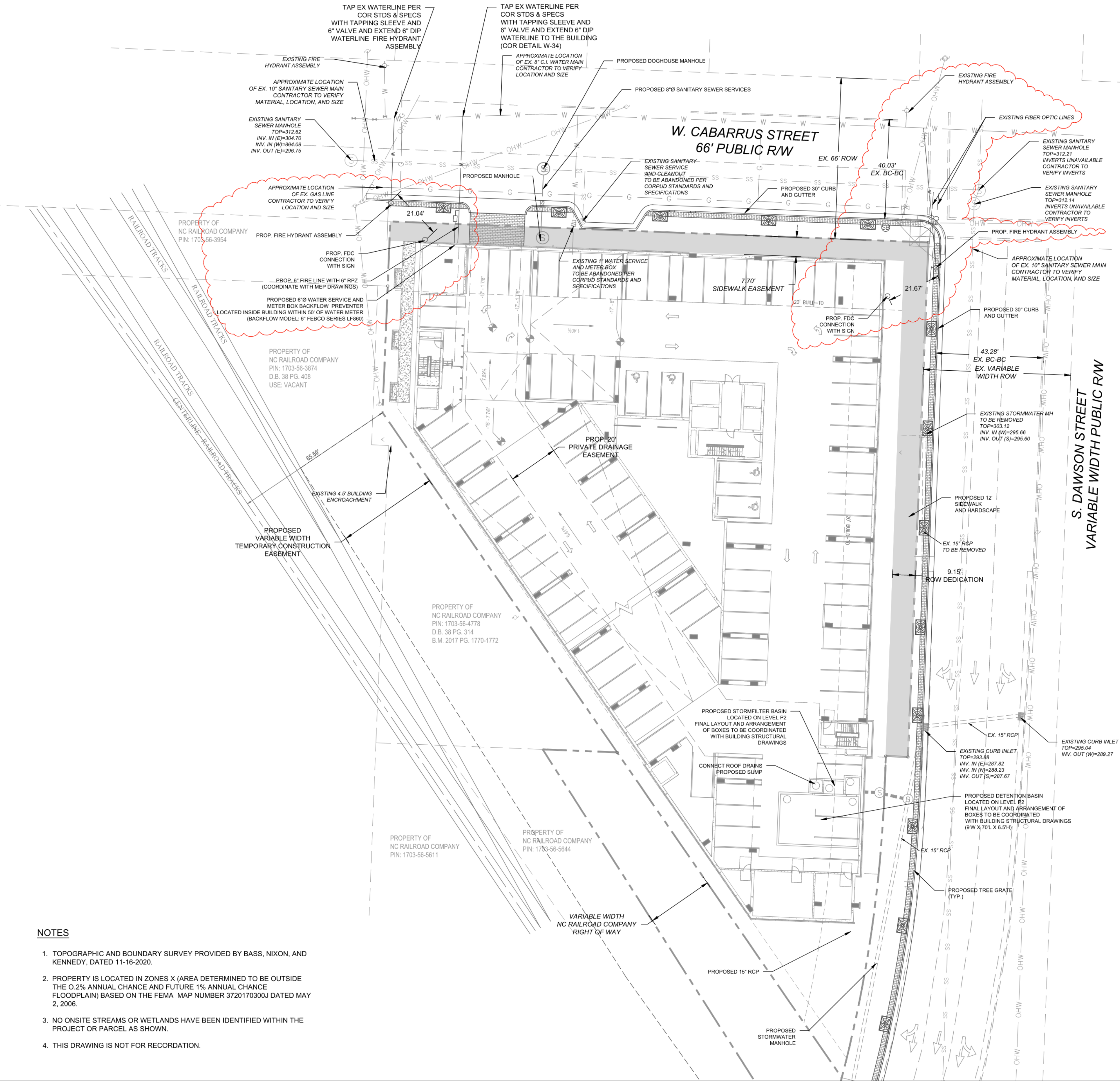
PROJECT SITE

PAVEMENT DESIGN

- 3" S9.5B
- 3" I19.0B
- 8" ABC

NOTES

- TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY BASS, NIXON, AND KENNEDY, DATED 11-16-2020.
- PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170300J DATED MAY 2, 2006.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.



LEGEND	
	EXISTING PROPERTY LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING OVERHEAD POWER LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING BUILDING SETBACK LINE
	EXISTING PARKING SETBACK LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	PROPOSED EDGE OF PAVEMENT
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED WATER SERVICE
	PROPOSED EASEMENT

- CITY OF RALEIGH UTILITY NOTES**
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
 - UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED 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 80' FROM A PUBLIC WATER SERVICE TAP.
 - WHEN INSTALLING WATER & RCP 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 & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - 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.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" 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 CORPUD DETAILS W-41 & S-49)
 - 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.
 - 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.
 - ABANDON AND REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF SITE AS DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN SERVICE FROM ROW OR EASEMENT PER CORPUD 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 CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 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 NCDWM, 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 CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR timothy.beasley@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. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR joanie.hartley@raleighnc.gov FOR MORE INFORMATION.

CRUMPLER

Consulting Services, PLLC

2300 Ridge Road

Raleigh, North Carolina 27612

Ph: 919-313-1704

F: 919-313-1535

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION
1	06/23/22	CITY OF RALEIGH COMMENTS
2	06/10/23	CITY OF RALEIGH COMMENTS
3	07/07/23	CITY OF RALEIGH COMMENTS

UTILITY PLAN

CABARRUS & DAWSON

301 W. CABARRUS STREET

RALEIGH, NORTH CAROLINA

PROJECT NO.: 22009

DRAWN BY: JAC

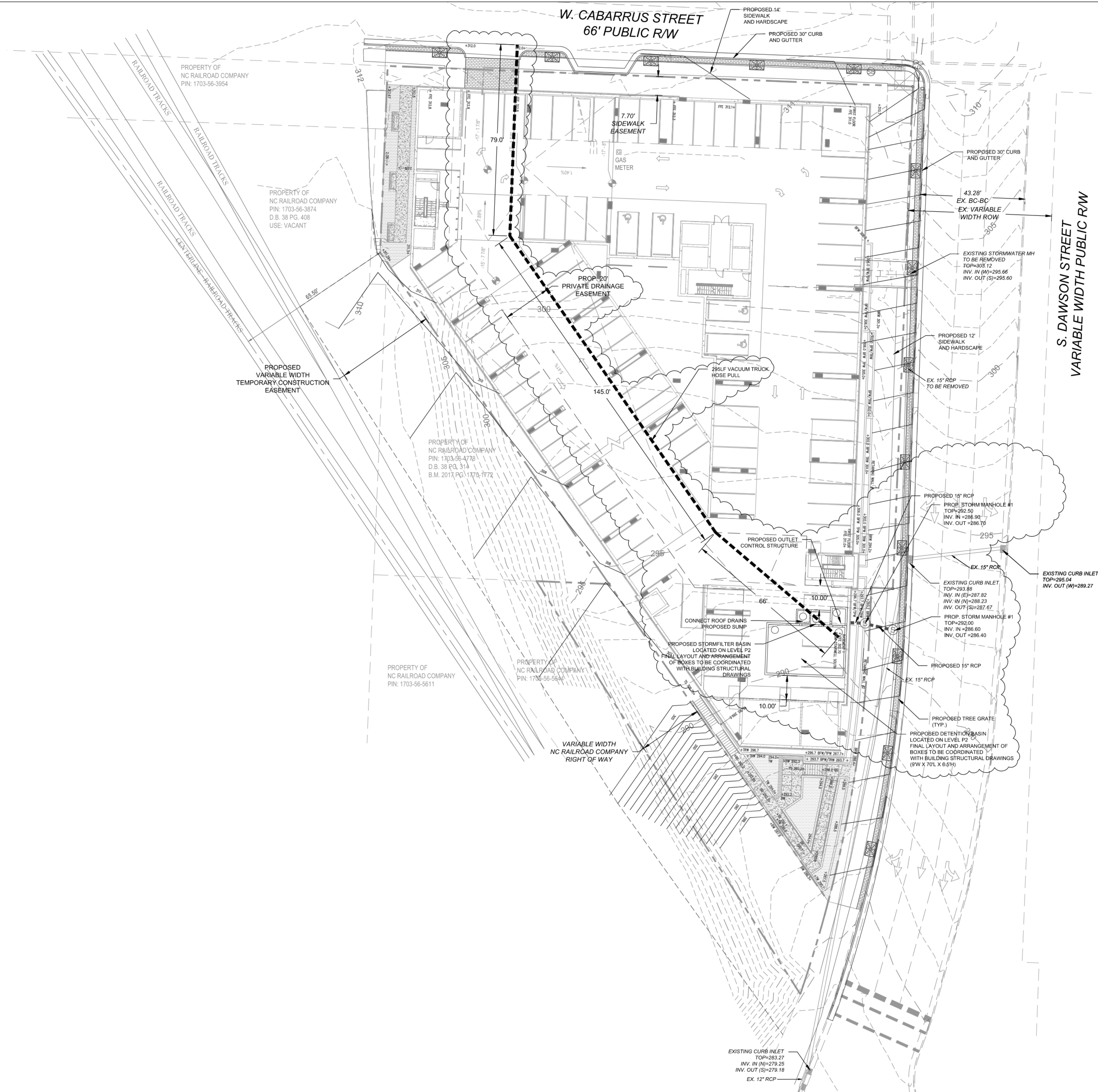
CHECKED BY: JAC

DATE: 04/15/22















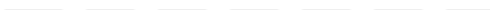
SCALE: 1" = 20'

C-1

1 of 4

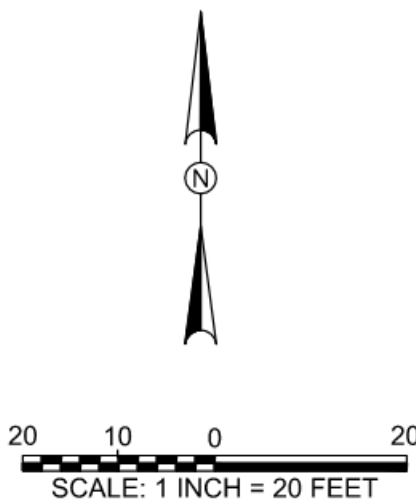


LEGEND

- | | |
|---|--|
|  | EXISTING PROPERTY LINE |
|  | EXISTING ABUTTING PROPERTY LINE |
|  | EXISTING RIGHT-OF-WAY |
|  OHW OHW OHW OHW OHW | EXISTING OVERHEAD POWER LINE |
|  | EXISTING ABUTTING PROPERTY LINE |
|  | EXISTING BUILDING SETBACK LINE |
|  | EXISTING PARKING SETBACK LINE |
|  | EXISTING EDGE OF PAVEMENT |
|  | EXISTING CONTOUR MAJOR (5') |
|  | EXISTING CONTOUR MINOR (1') |
|  | PROPOSED EDGE OF PAVEMENT |
|  100 | PROPOSED CONTOUR MAJOR (5') |
|  100 | PROPOSED CONTOUR MINOR (5') |
|  | PROPOSED OUTDOOR AMENITY AREA |
|  | PROPOSED TEMPORARY CONSTRUCTION EASEMENT |

GRADING NOTES

1. PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
2. PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
3. RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSCB SECTION 1010.
4. HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSCB SECTION 1012.
5. PROPOSED CONTOURS ARE APPROXIMATE AND SPOT ELEVATIONS SHOULD BE USED IN CASE OF DISCREPANCY.
6. THE ROOF LEADERS TO UNDERGROUND STORM SYSTEM WHEN POSSIBLE. CONTRACTOR TO FIELD VERIFY TO LOCATION OF INSTALLATION OR AS SHOWN ON PLANS.
7. ALL PROPOSED GRADES ARE FINAL GRADE UNLESS OTHERWISE NOTED.
8. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NEW AND EXISTING STORM DRAINAGE SYSTEMS REMAIN CLEAR OF SEDIMENT AND DEBRIS.



NOTES

1. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY BASS, NIXON, AND KENNEDY, DATED 11-16-2020.
2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FLOOD 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170300J DATED MAY 2, 2006.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDECTION.

CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
D-1523

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	06/23/22
2	CITY OF RALEIGH COMMENTS	06/10/23
3	CITY OF RALEIGH COMMENTS	07/07/23

GRADING PLAN

CABARRUS & DAWSON RESIDENCES
301 W. CABARRUS STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 22009

DRAWN BY: J

CHECKED BY: JAC

DATE:	04/15/2018
SCALE:	1" = 20'

C-2

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

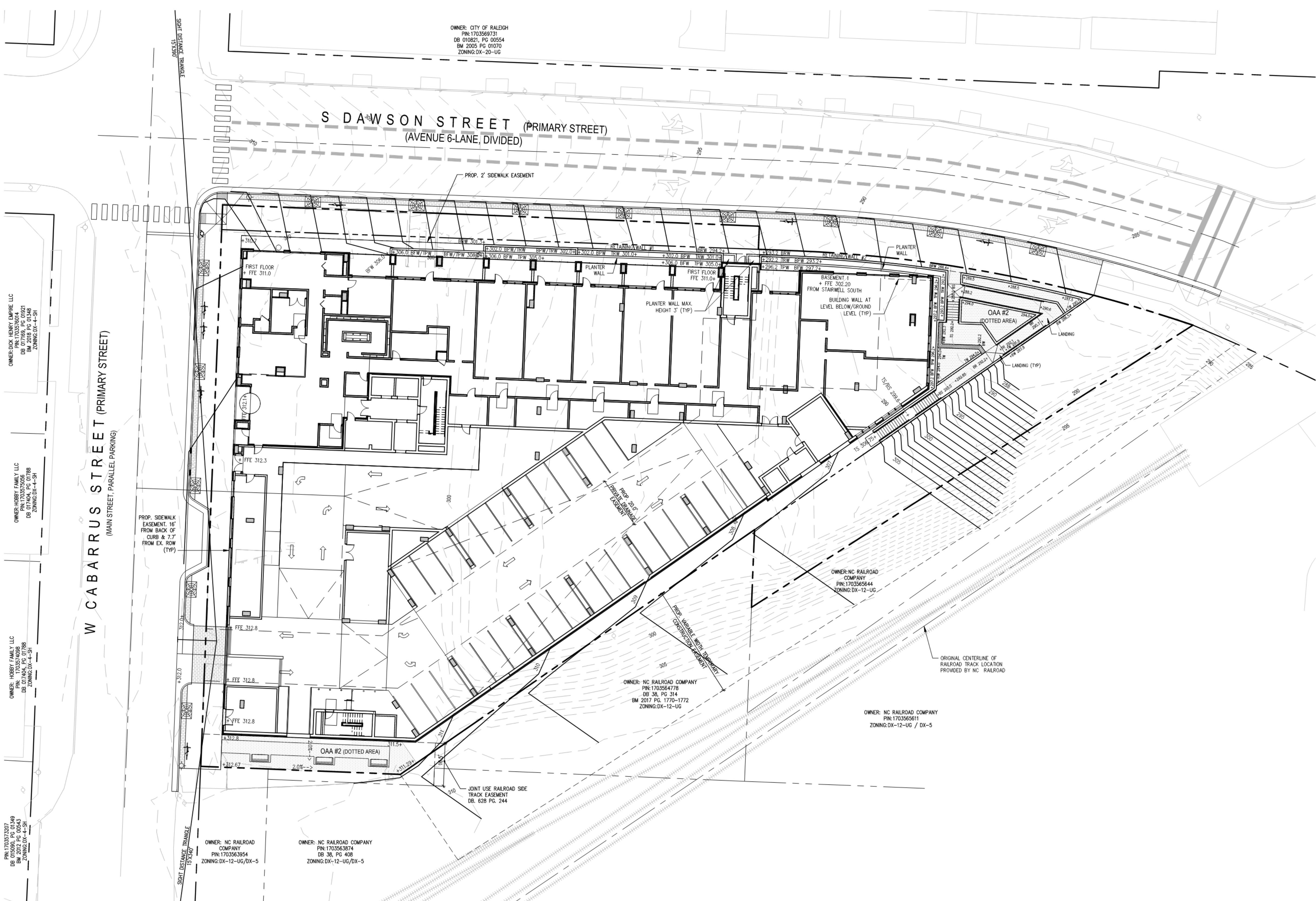
EX. CONTOUR MAJOR LINE

EX. CONTOUR MINOR LINE

PROP. CONTOUR LINE

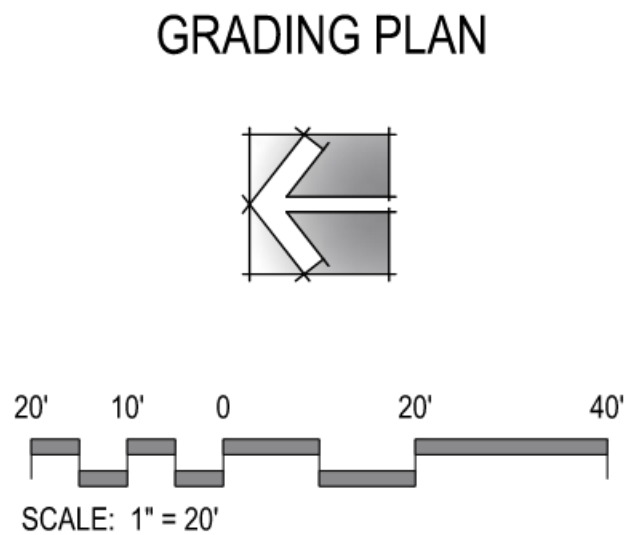
PROP. SPOT GRADE

PROP. OUTDOOR AMENITY AREA (OAA)



- 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.

- 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.



ASR-0033-2022

ADMINISTRATIVE SITE REVIEW

PROJECT:	EQT-21220	DATE
ISSUE:	Administrative Site Review	04.22.2022
REVISIONS:	1st Review Comments	07.06.2022
	2nd Review Comments	06.13.2023
	3rd Review Comments	07.11.2023
DRAWN BY:	KT, SB	
CHECKED BY:	KT	
CONTENT:	GRADING PLAN	

C-2.0A

EQT Exeter

Cabarrus & Dawson Residences

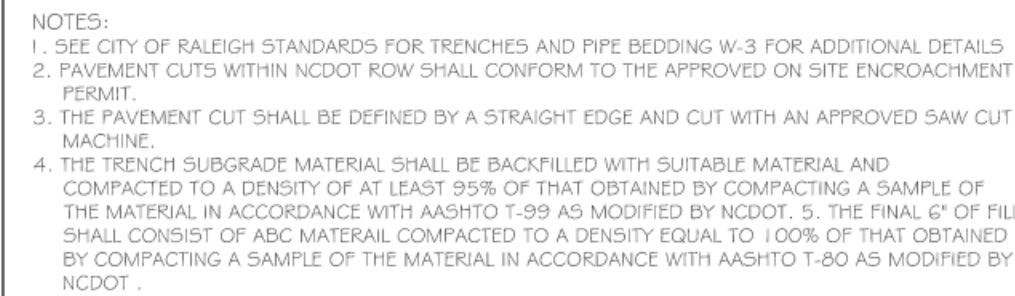
301 W Cabarrus St and 510 & 518 S Dawson St

Raleigh, North Carolina 27601

JDAVIS

510 South Wilmington Street | Raleigh, NC 27601 | Tel 919.835.1500
1218 Chestnut St., 7th Floor | Philadelphia, PA 19107 | Tel 215.545.0121

ASR-0033-2022 (Admin. Site Review)

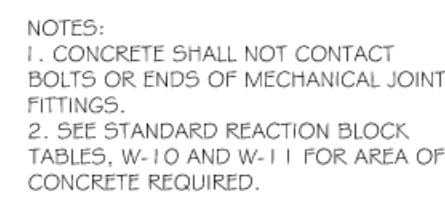


CITY OF RALEIGH				
DEPARTMENT OF PUBLIC UTILITIES				
STANDARD CONCRETE PAVEMENT PATCH DETAIL				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-1	RRH	3-31-00	A.B.B.	10-29-10
	A.B.B.	2-8-05	MA8	10-31-13



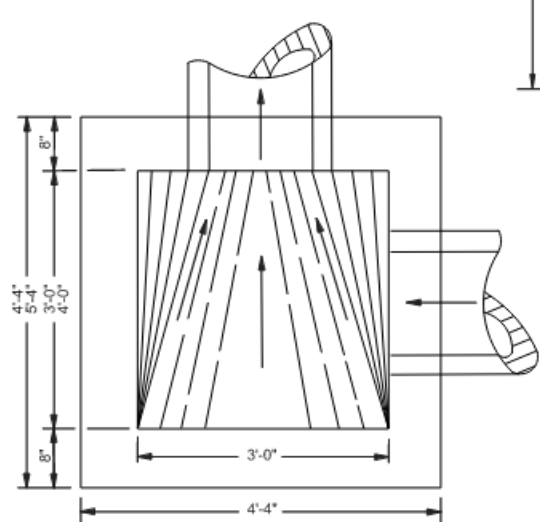
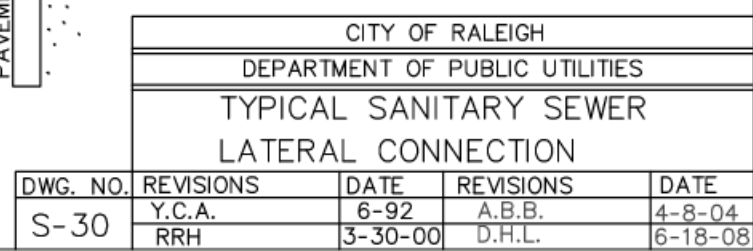
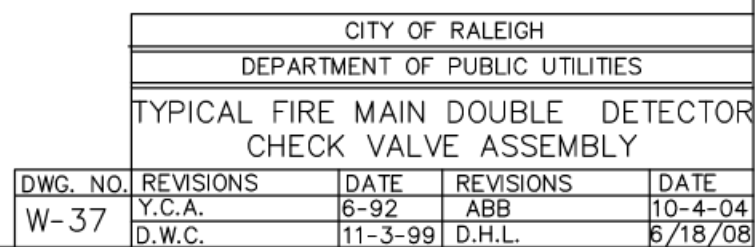
1. THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAW CUT MACHINE.
2. THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT.
3. THE FINAL 1" OF FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT.
4. THE ENTIRE THICKNESS/VERTICAL EDGE OF CUT SHALL BE TACKED.
5. THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTATEED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
6. AFTER THE CUT IS COMPLETELY BACKFILLED, THE SURFACE SHALL BE INSTALLED AND COMPACTED THOROUGHLY WITH A SMOOTH DROW ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.
7. REFER TO CITY OF RALEIGH STANDARDS FOR TRENCHES AND PIPE BEDDING - W-3 FOR ADDITIONAL DETAILS.
8. HAND PATCHING ALLOWED.
9. PAVEMENT CUTS WITHIN NCDOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT.

CITY OF RALPHIGH				
DEPARTMENT OF PUBLIC UTILITIES				
STANDARD ASPHALT PAVEMENT PATCH DETAIL				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-2	RRH	3-31-00	A.B.B.	4-16-04
	D.W.C.	11-1-99	J.P.S.	10-29-10



- NOTES:
1. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS.
2. SEE STANDARD REACTION BLOCK TABLES, W-10 AND W-11 FOR AREA OF CONCRETE REQUIRED.

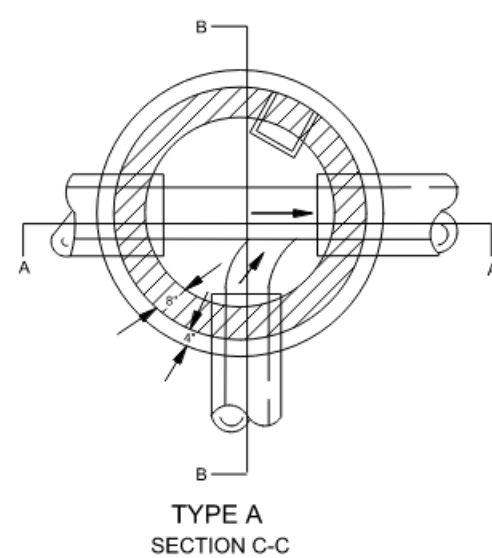
<div> <div>LOCK</div> <div>AREA OF</div> </div>	CITY OF RALEIGH			
	DEPARTMENT OF PUBLIC UTILITIES			
	4" - 24" STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY			
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-14	Y.C.A.	12-31-91	RRH	3-31-00
	D.W.C.	9-7-99	J.P.S.	11-1-01



- NO.3 RIF.
PLACE
EDGE.

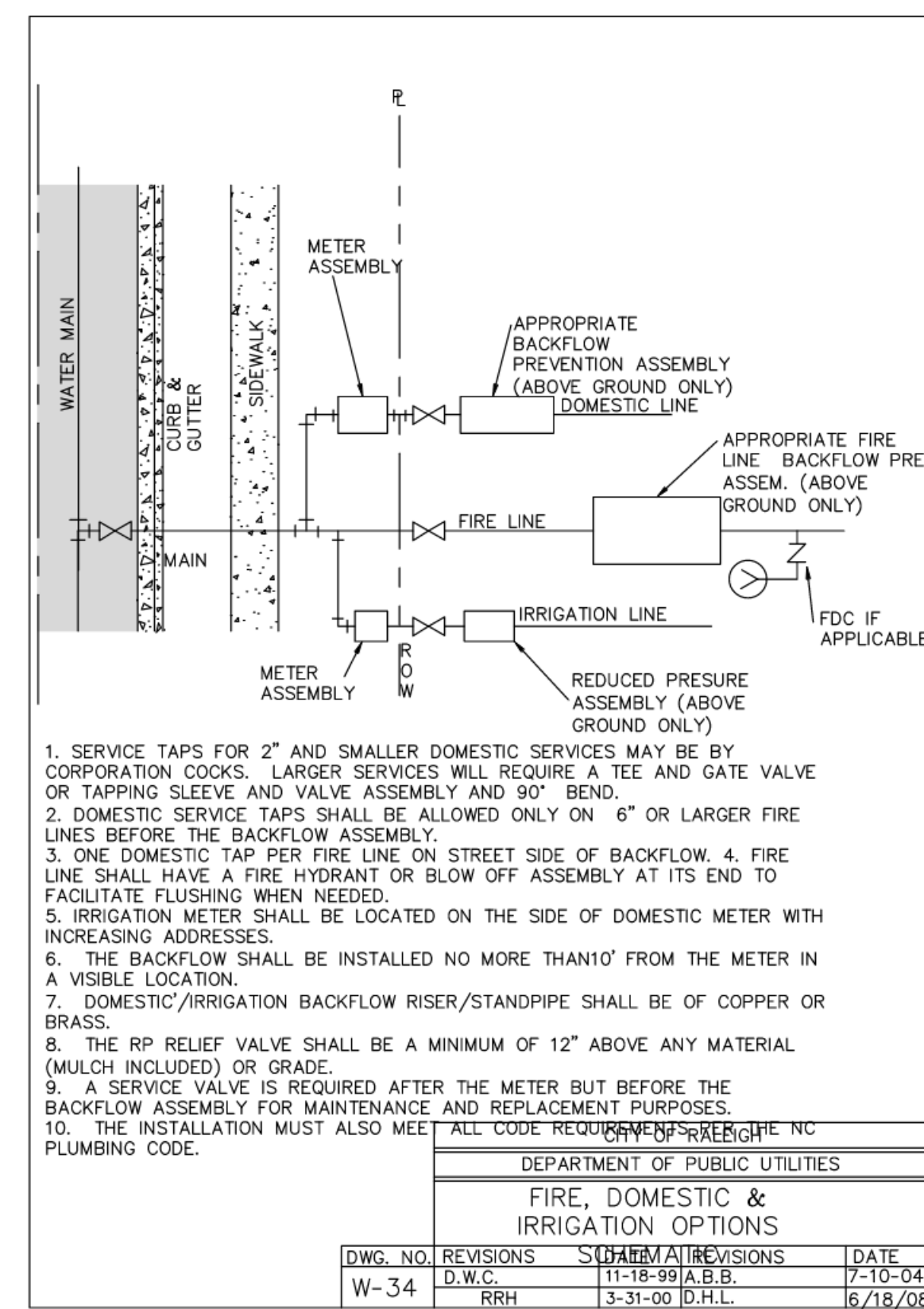
CITY OF RALEIGH		
STANDARD DETAIL		
REVISIONS	DATE: 8/2020	NOT TO SCALE
	STANDARD JUNCTION BOX	
	SW-10.04	

PIPE SIZE	M-H DIAMETER
12-24"	4'-0"
30-42"	5'-0"
48"	6'-0"
54"	8'-0"



- NOTES:
1. DEPTH MEASURED FROM TOP OF CASTING TO INVERT OF MANHOLE.
 2. PRECAST MANHOLE COMPONENTS SHALL MEET ASTM-C-478 REQUIREMENTS.
 3. SEE STANDARD. SW-10.10 FOR MANHOLE COVER DETAIL.
 4. DOMESTIC CASTINGS REQUIRED WITHIN STREET RIGHT-OF-WAY.

CITY OF RALEIGH		
STANDARD DETAIL		
REVISIONS	DATE: 05/20/	NOT TO SCALE
	STANDARD CLASS "A"	
	MANHOLE	
	SW-10.05	



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	06/23/22
2	CITY OF RALEIGH COMMENTS	06/10/23
3	CITY OF RALEIGH COMMENTS	07/07/23

DETAILS

CABARRUS & DAWSON RESIDENCES

301 W. CABARRUS STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 22009

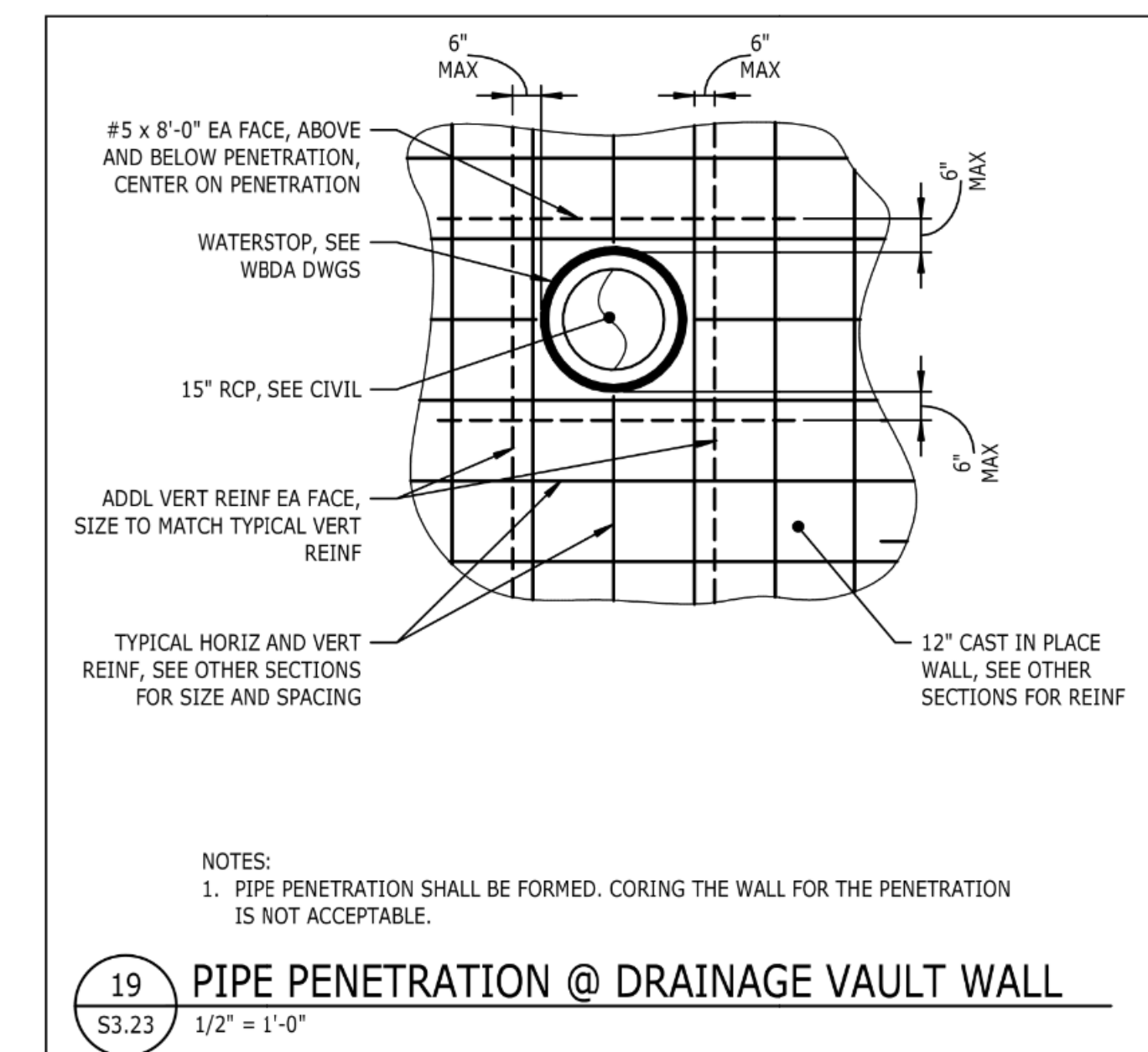
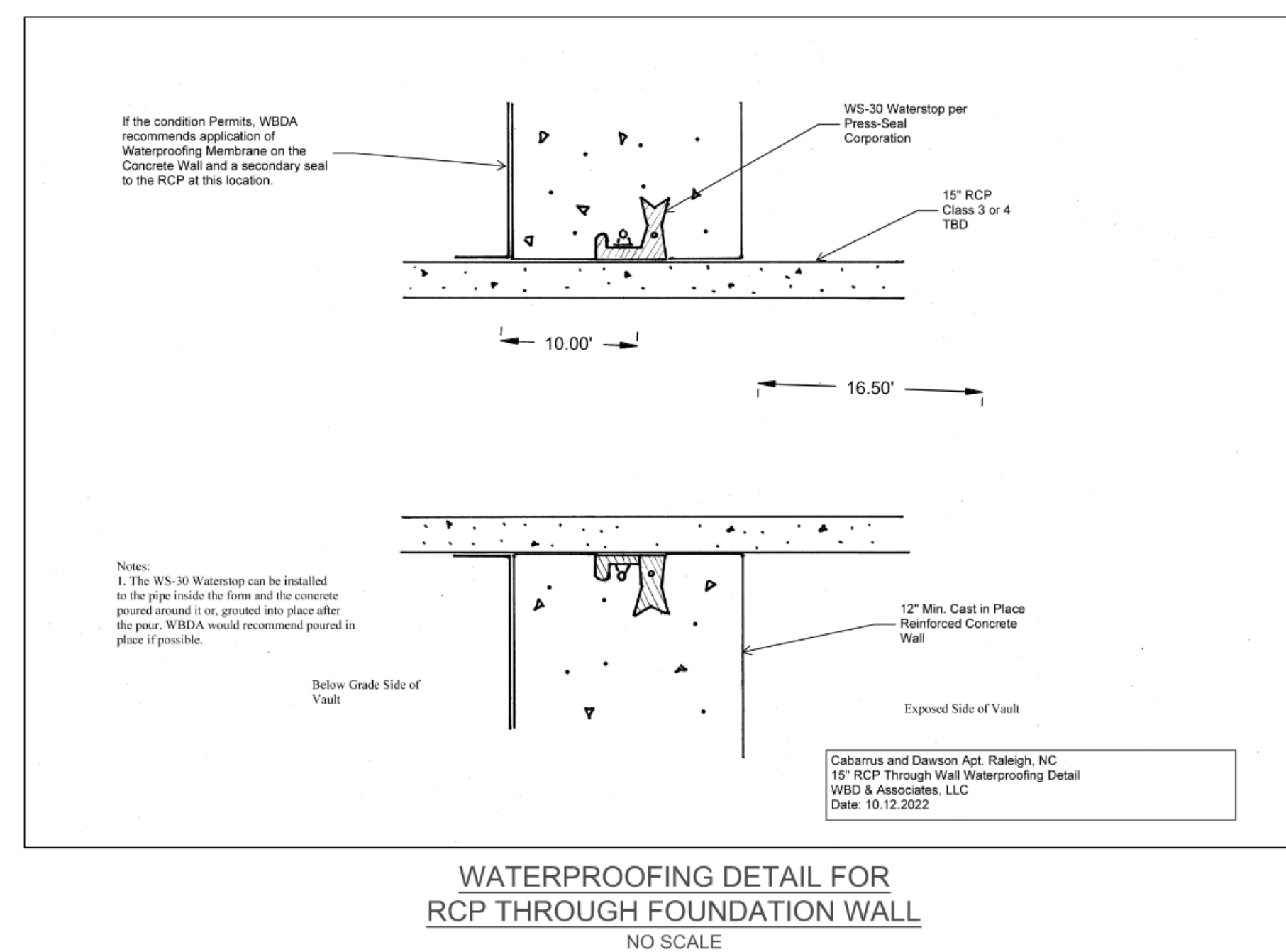
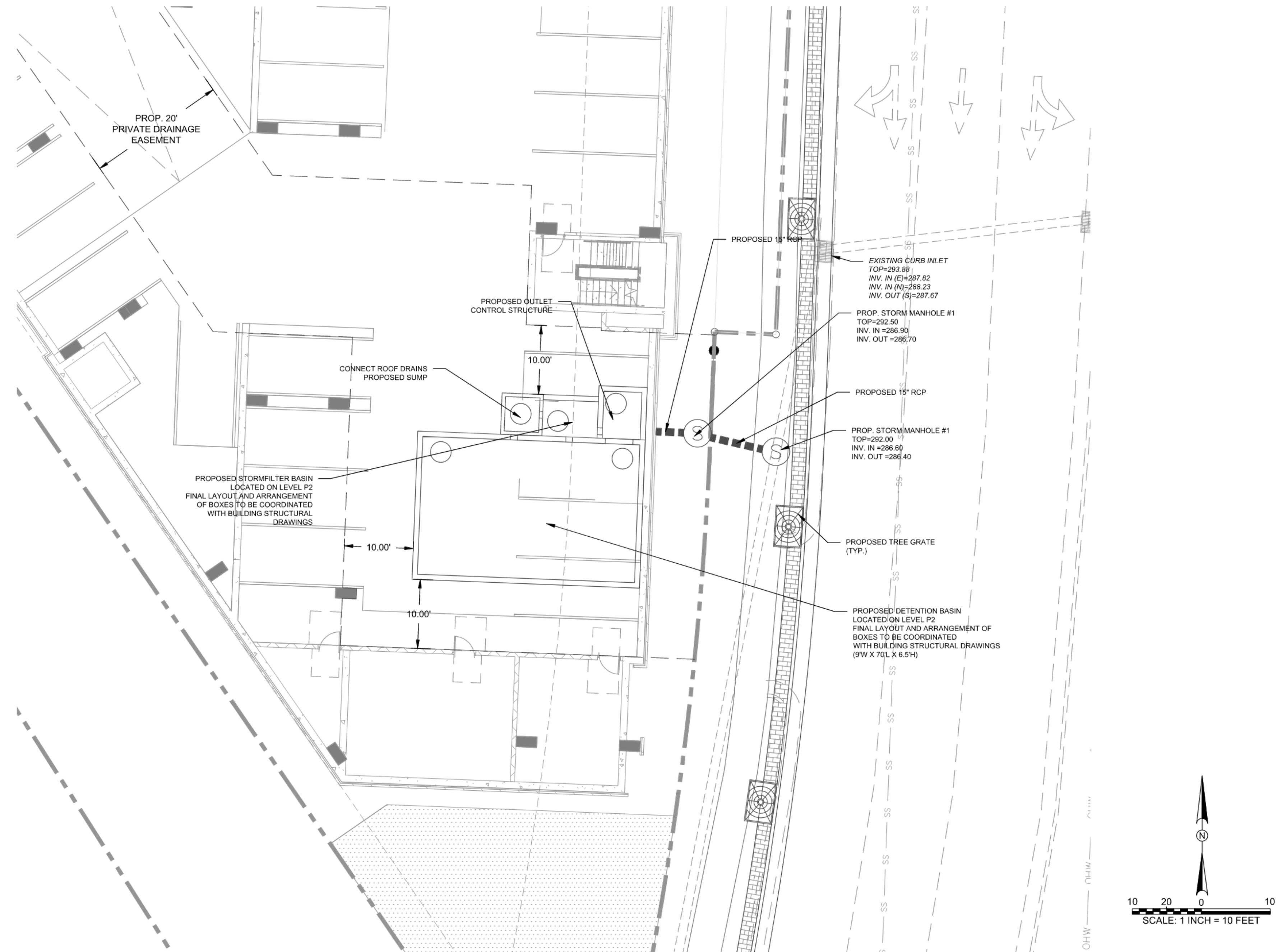
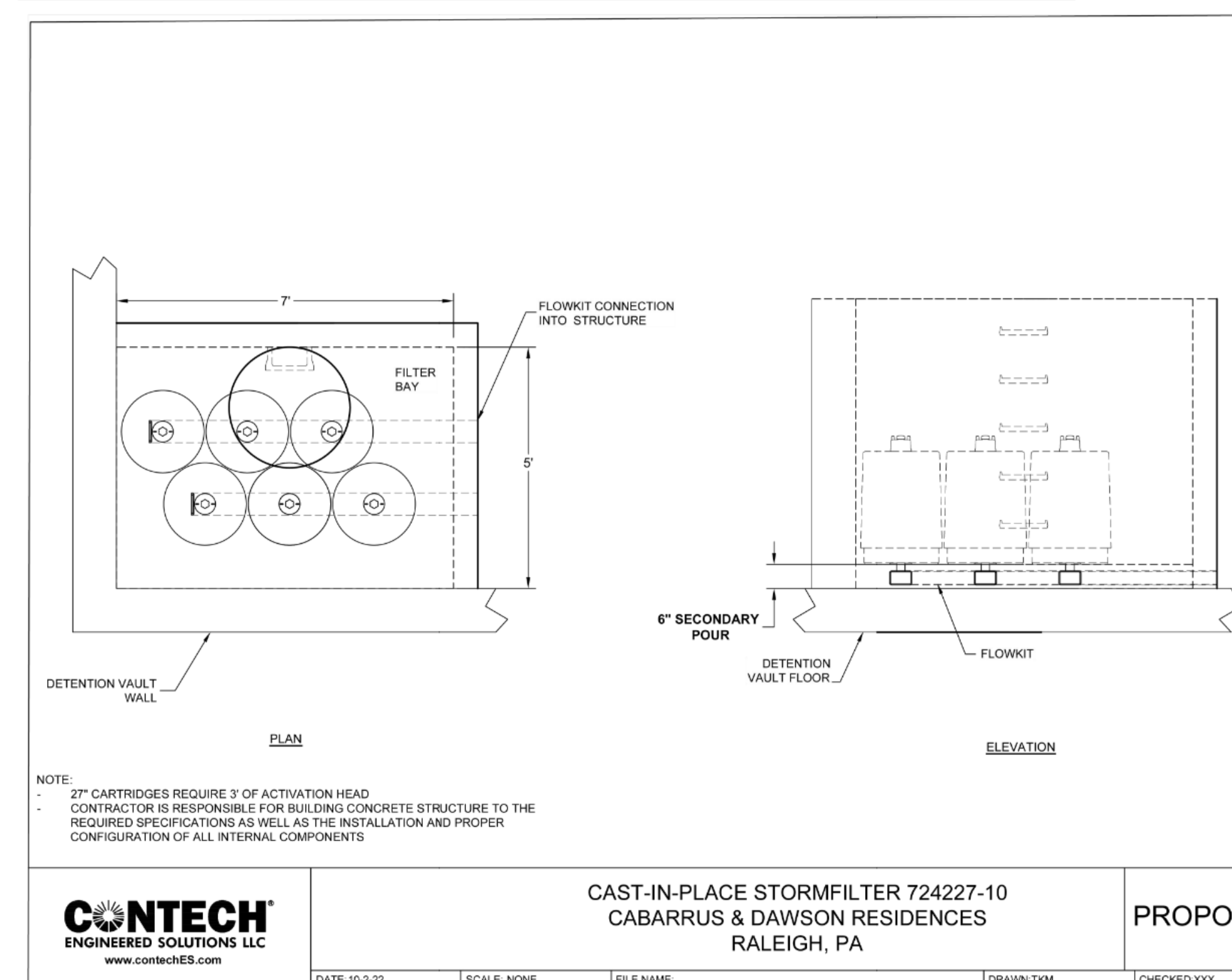
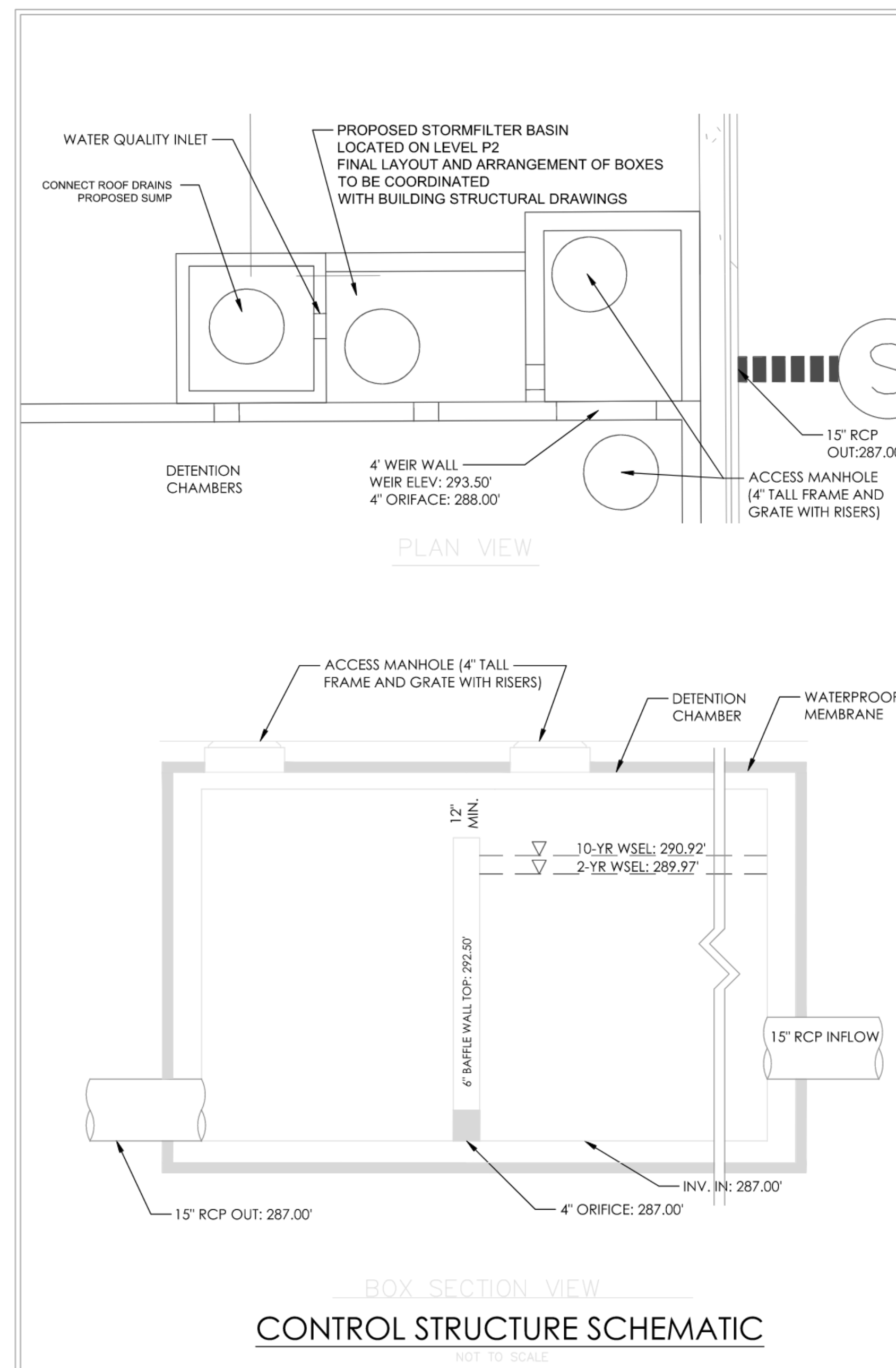
DRAWN BY: JAC

CHECKED BY: JAC

DATE: 04/15/22

SCALE: 1" = 2'

C-3



REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	06/23/22
2	CITY OF RALEIGH COMMENTS	06/10/23
3	CITY OF RALEIGH COMMENTS	07/07/23

STORMFILTER AND DETENTION
BASIN DETAILS
CABARRUS & DAWSON RESIDENCES
301 W. CABARRUS STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 22009

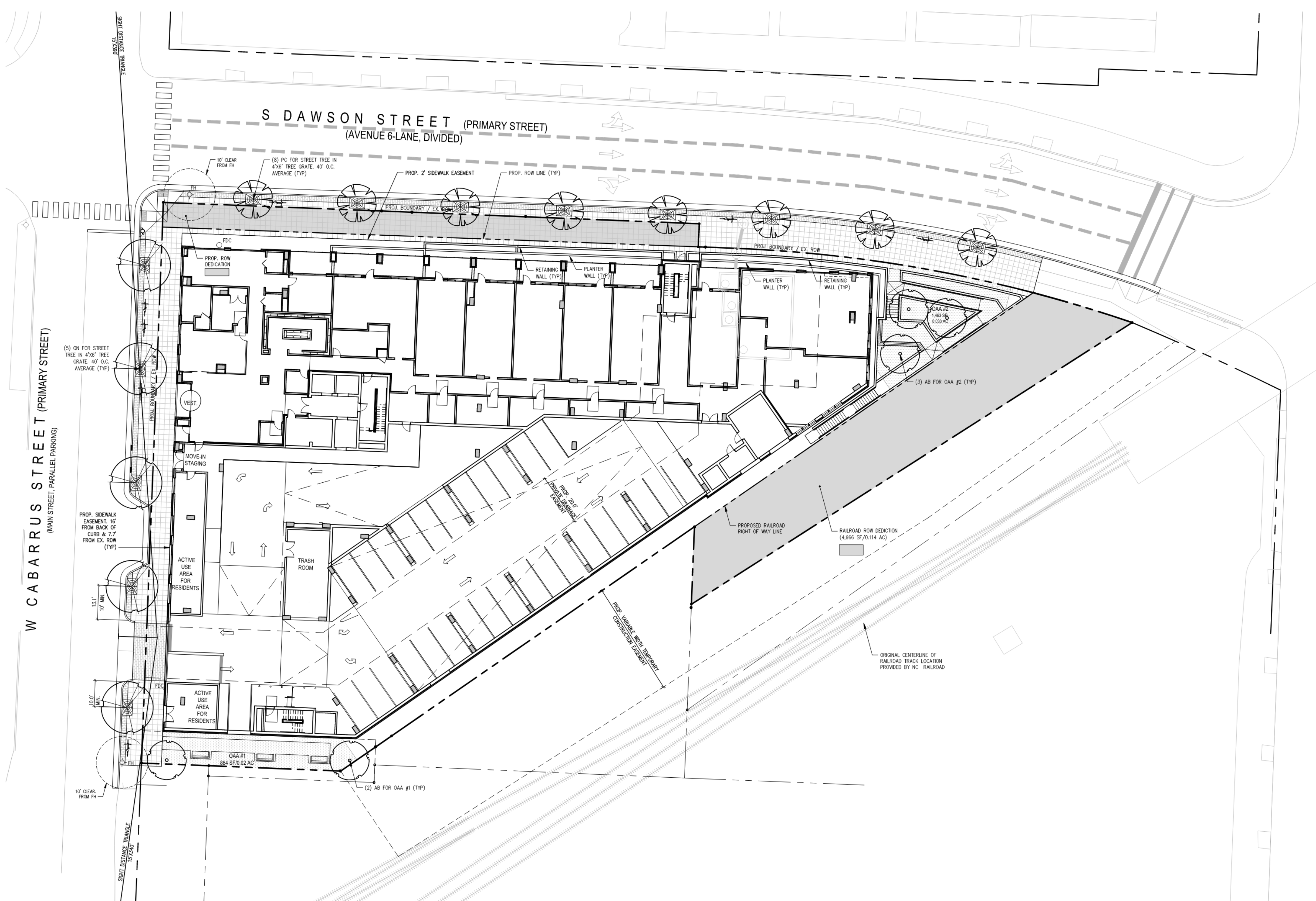
DRAWN BY: JAC

CHECKED BY: JAC

DATE: 04/15/22

SCALE: 1" = 20'

7/11/2023 2:03 PM P:\21220 Cabarrus-Dawson-MU\4c_LAND\DP\DWG\21220-SP12-ASR.dwg



City of Raleigh UDO Landscape & Screening Requirements					
Project: Cabarrus & Dawson Mixed Use					
Date: 04.21.2022 (Rev. 11.11.2022)					
Street Tree - W Cabarrus Street					
Length of Right of Way					207 LF
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average; round down)		207	/	40	= 5 EA
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)					5 EA
Street Tree - S Dawson Street NCDOT Street					
Length of Right of Way					330 LF
Small Trees Required (1.5" cal. 6' ht. @ 40' o.c. average; round down)		330	/	40	= 8 EA
Small Trees Provided (1.5" cal. 6' ht. @ 40' o.c. average)					8 EA
Outdoor Amenity Area					
Required Outdoor Amenity Area					4,495 SF
Required Trees (2" cal. min) per 1,000 SF		4,495	/	1,000	= 4.5 EA
Trees Provided (2" cal. min.)					5 EA
OAA #1					2 EA
OAA #2					3 EA
OAA #3					0 EA
Total Trees Provided		3	/	40	= 5 EA

ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TPP-03. SEE 1/LP3.1 FOR CITY OF RALEIGH DETAILS AND NOTES.

SEE LP2.1 FOR RETAINING WALL & PLANTER WALL PLANTINGS.
SEE LP9.1 FOR LANDSCAPE DETAILS AND SPECIFICATIONS.

PLANT LIST - THIS SHEET ONLY									
QTY	SYM	BOTANICAL NAME	COMMON NAME	*CALIPER	*HEIGHT	MATURE HT	MATURE W	REMARKS	
T R E E S									
5	AB	Acer buergerianum	Trident Maple	2" MIN	6' MIN	20'-35'	20'-30'	OAA	
5	QN	Quercus nuttalli	Nuttall Oak	3" MIN	10' MIN	50'	45'	STREET	
8	PC	Pistacia chinensis	Chinese Pistache	1.5" MIN	6' MIN	25'	25'	STREET	
*Plant size at installation									

PLANT LEGEND:	
	(AB) Acer buergerianum, TRIDENT MAPLE FOR OUTDOOR AMENITY AREA
	(QN) Quercus nuttalli, NUTTALL OAK FOR STREET TREE
	(PC) Pistacia chinensis, CHINESE PISTACHE FOR STREET TREE
	4x6 ADA TREE GRATE



ASR-0033-2022

CODE COMPLIANCE LANDSCAPE PLAN

SCALE: 1" = 20'

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ADMINISTRATIVE SITE REVIEW

PROJECT:	EQT-21220	DATE	
ISSUE:	Administrative Site Review	04.22.2022	
REVISIONS:	1st Review Comments	07.06.2022	
	2nd Review Comments	06.13.2023	
	3rd Review Comments	07.11.2023	
DRAWN BY:	SB, ML		
CHECKED BY:	KT		
CONTENT:	CODE COMPLIANCE LANDSCAPE PLAN		

JDAVIS

EQT Exeter

Cabarrus & Dawson Residences

301 W Cabarrus St and 510 & 518 S Dawson St

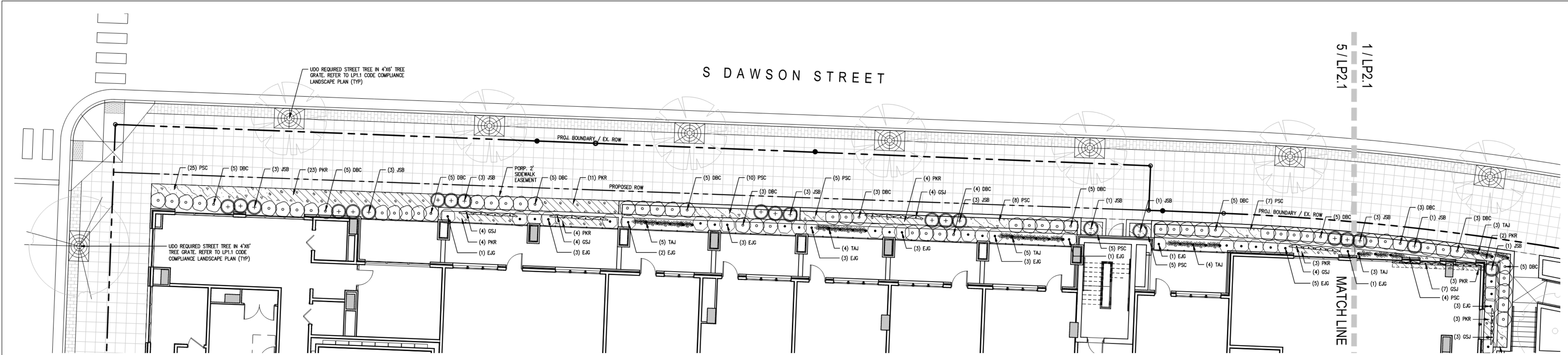
Raleigh, North Carolina 27601

ASR-0033-2022 (Admin. Site Review)

510 South Wilmington Street | Raleigh, NC 27601 | Tel 919.835.1500
1218 Chestnut St., 7th Floor | Philadelphia, PA 19107 | Tel 215.546.0121

LP1.1

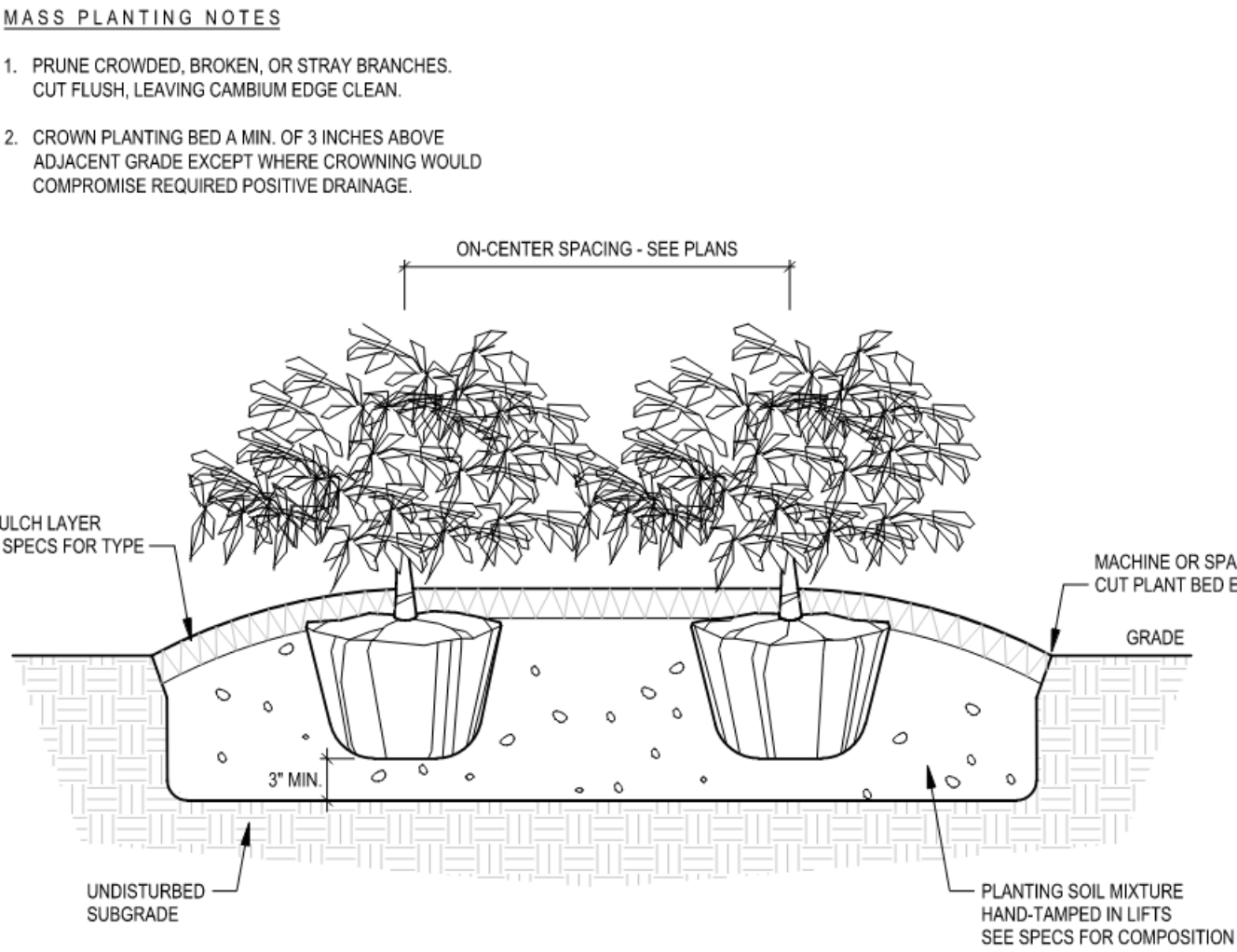
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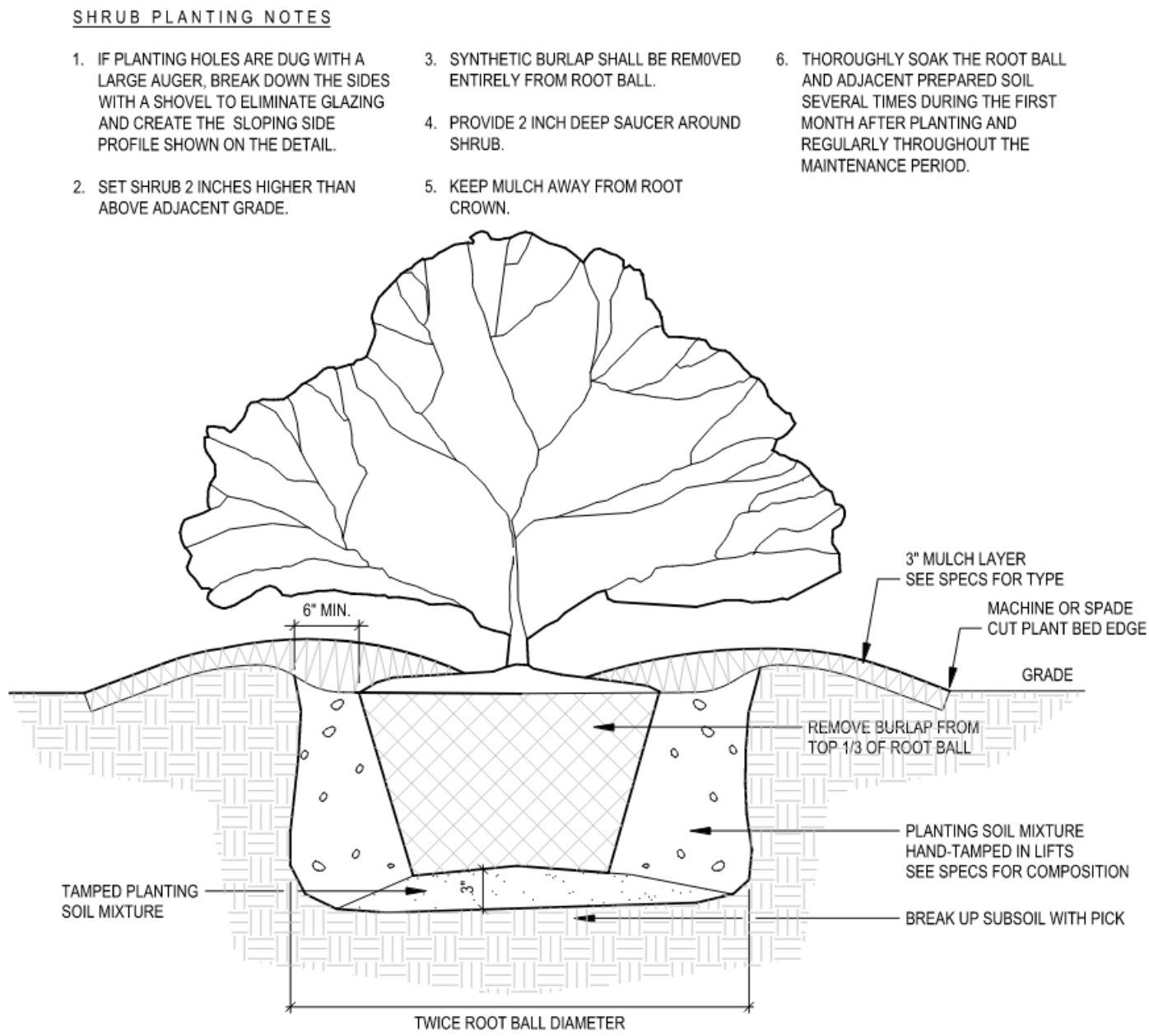
PLANTINGS FOR RETAINING WALLS & PLANTERS - NORTH
SCALE: 1" = 10'

PLANT SCHEDULE - THIS SHEET ONLY						
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE		QTY
	DBL	Distylium x PUIDIST-II TM / Blue Cascade Distylium	3 GAL	18" HT MIN		61
	EJC	Euonymus japonicus 'Green Spire' / Green Spire Japanese Euonymus	3 GAL	18" HT MIN		35
	GSJ	Gelsemium sempervirens 'Carolina' / Yellow Carolina Jessamine	1 GAL	18" HT MIN		32
	JSB	Juniperus Scopulorum 'Blue Arrow' / Blue Arrow Juniper Full Dense	3 GAL	24" HT MIN		23
	TAJ	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	1 GAL	18" HT MIN		29
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING		
	PKR	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass	1 Gal.	24" o.c.		63
	PSC	Phlox subulata / Creeping Phlox	1 Gal.	18" o.c.		79

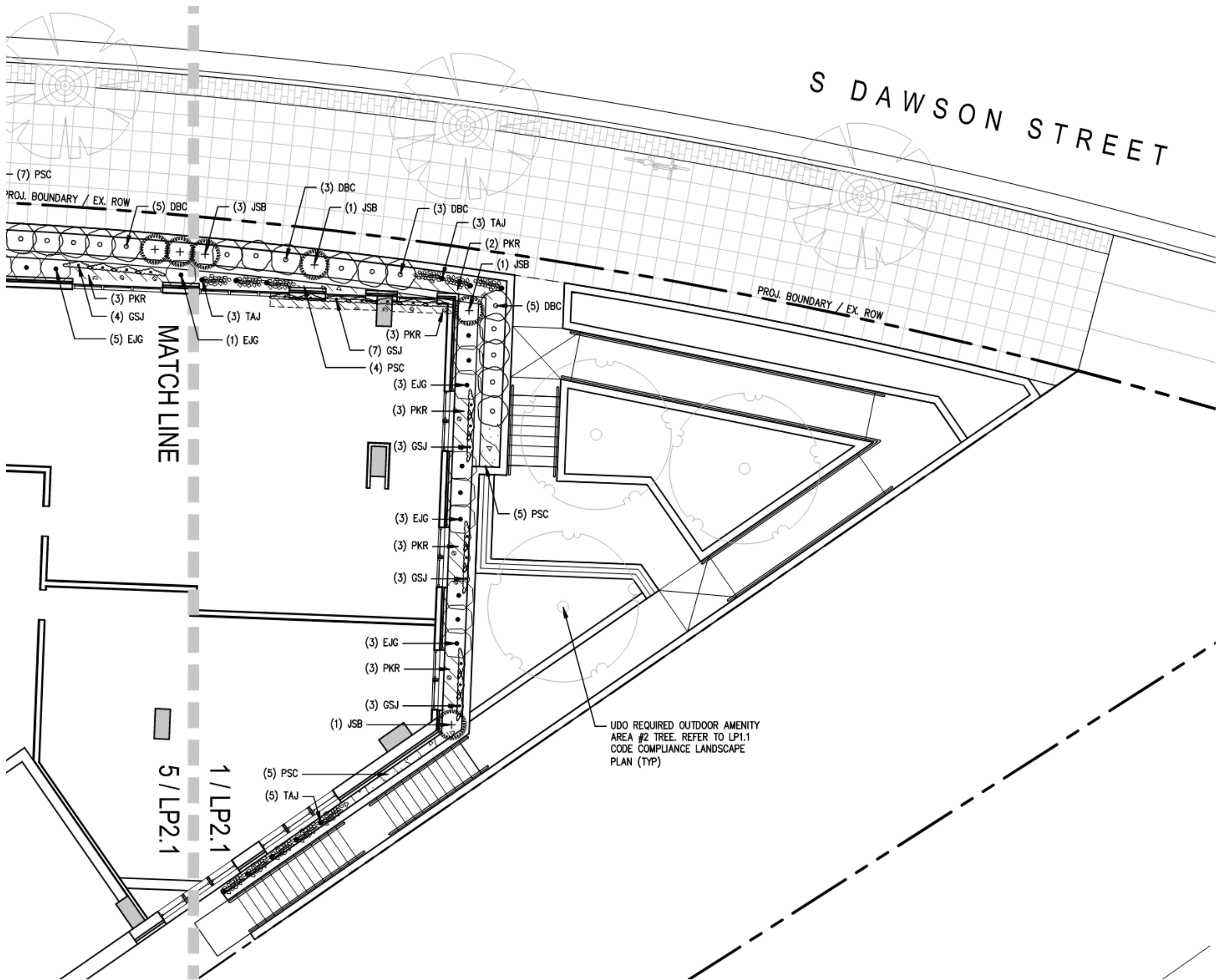
PLANT SCHEDULE - THIS SHEET ONLY
SCALE: 1" = 10'



CONTAINER PLANT INSTALLATION
SCALE: NTS



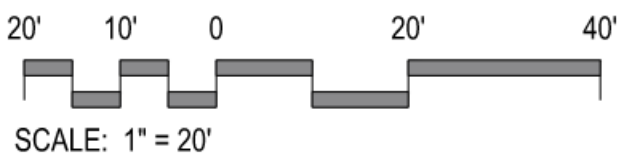
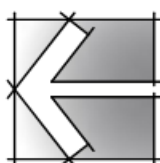
B&B SHRUB INSTALLATION
SCALE: NTS



PLANTINGS FOR RETAINING WALLS & PLANTERS - SOUTH
SCALE: 1" = 10'

ASR-0033-2022

PLANTINGS FOR RETAINING WALL & PLANTERS



ADMINISTRATIVE SITE REVIEW

PROJECT:	EQT-21220	DATE	
ISSUE:	Administrative Site Review	04.22.2022	
REVISIONS:	1st Review Comments	07.06.2022	
	2nd Review Comments	06.13.2023	
	3rd Review Comments	07.11.2023	
DRAWN BY:	PS, SB		
CHECKED BY:	KT		
CONTENT:	PLANTINGS FOR RETAINING WALLS & PLANTERS		

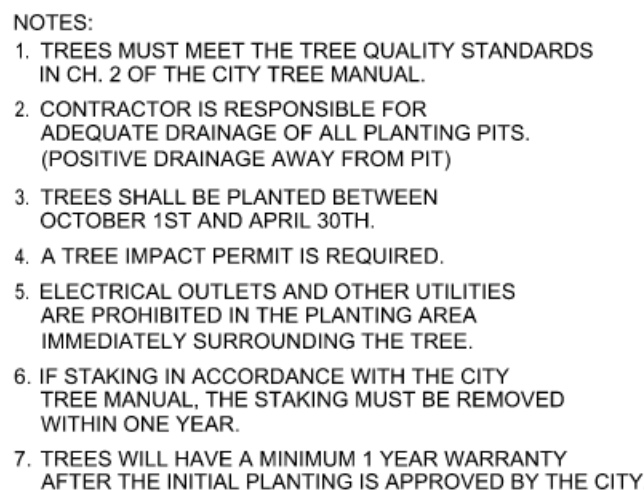
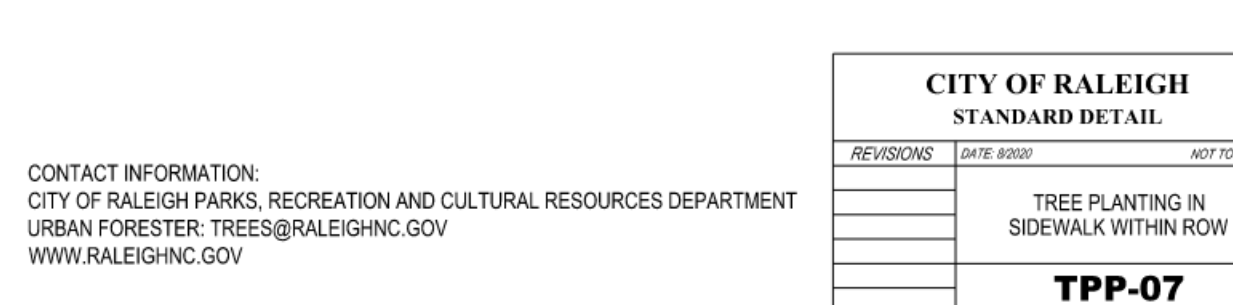
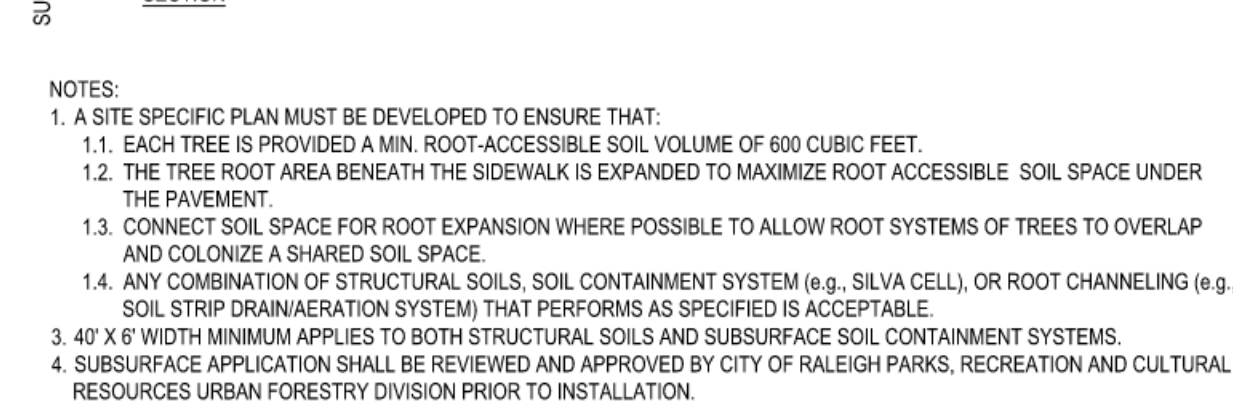
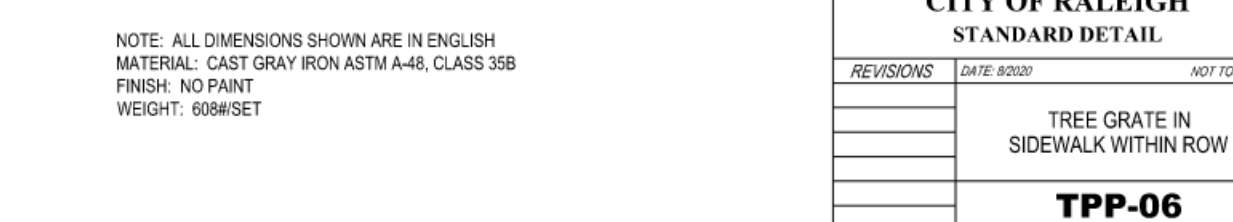
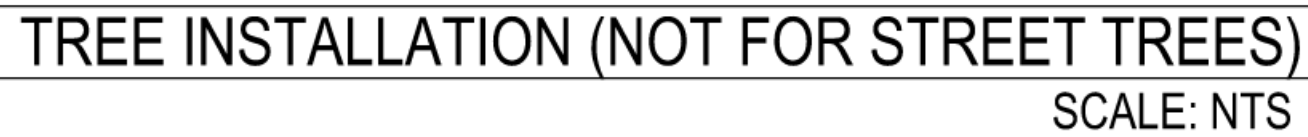
LP2.1

1. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION
2. THE PLAN DEPICTS REQUIRED PLANTINGS REQUIRED BY THE CITY OF RALEIGH.
3. ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
4. ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.
5. LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH.
7. ALL PLANTING BEDS ARE TO BE MULCHED TO A DEPTH OF 3" WITH AGED TRIPLE SHREDDED HARDWOOD MULCH FROM A SINGLE SOURCE COMMERCIAL VENDOR WITH A MAXIMUM PARTICLE SIZE OF 2 INCHES. FREE OF WEEED SEED AND WASTE MATERIALS. NO PINE STRAW PERMITTED. KEEP MULCH 4 TO 6 INCHES AWAY FROM TREE TRUNKS OR STEMS.
8. ALL LAWN AREAS TO BE SEEDED OR/AND SOODED AS PER MANUFACTURE'S SPECIFICATIONS. REFER TO LANDSCAPE PLAN(S). ALL DISTURBED AREA SHALL EITHER BE MULCH OR SOED.
9. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE BERRAS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
10. ALL HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW-DEVICES, HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE OR WALL.
11. ALL CONFLICTS BETWEEN PROPOSED LANDSCAPE UTILITIES AND STORMWATER WILL BE RESOLVED PRIOR TO APPLICATION FOR BUILDING PERMITS. UTILITY AND STORMWATER AREAS DEPICTED IN THIS SUBMITAL ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.
12. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
13. MIN. 20' DISTANCE SHALL BE PROVIDED BETWEEN LIGHT POLES AND TREE TRUNKS.
14. TREES SHALL BE 30' MIN FROM STOP SIGNS AND 10' MIN FROM DRIVEWAYS AND UTILITY POLES.
15. TREES SHALL NOT BE IN THE CURVE TRANSITIONING FROM ONE STREET TO ANOTHER.
16. TREES WITHIN 20 FT. OF OVERHEAD POWER LINE(S) SHOULD BE UNDERSTORY TREES.
17. CONTRACTOR SHALL NOT PLANT TREES/SHRUBS AT ANY LOCATION WHERE THEY WILL INTERFERE WITH PEDESTRANS EXITING AUTOS PARKED IN PARALLEL SPACES.
18. A TREE IMPACT PERMIT IS REQUIRED FOR TREES INSTALLED IN THE PUBLIC RIGHT-OF-WAY PRIOR TO INSTALLATION OF ANY BUILDING PERMITS.
19. THE SITE SHALL BE STABILIZED AND SEEDDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).

4

1. MATCH PLANTING PROCEDURE FOR EVERGREEN TREES.
2. DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.
3. IF TREES ARE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4" TO 6" OVER THE ENTIRE BED AREA.
4. FOR CONTAINER-GROWN TREES, EXTRACT THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
5. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE MAINTENANCE PERIOD.

6. IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAK DOWN THE SIDES WITH A SHOVEL, TO ELIMINATE GLAZING AND CREATE THE SLOPING SIDE PROFILE SHOWN ON THE DETAIL.
 7. IN MEDIAN ISLANDS, SET PLANT MATERIAL AS CLOSE TO FINISHED GRADE AS POSSIBLE...
 8. SYNTHETIC BURLAP SHALL BE REMOVED ENTIRELY FROM ROOT BALL
 9. KEEP MUCH AWAY FROM ROOT CROWN.
- THIS DETAIL IS FOR PLANTING IN PRIVATE PROPERTY ONLY. USE CITY OF RALEIGH STANDARD DETAIL TYP-03 FOR TREE INSTALLATION IN RIGHT OF WAY.



CITY OF RALEIGH		
STANDARD DETAIL		
REVISIONS	DATE: 8/20/09	NOT TO SCALE
10/2019	TREE PLANTING DETAIL	
TPP-03		

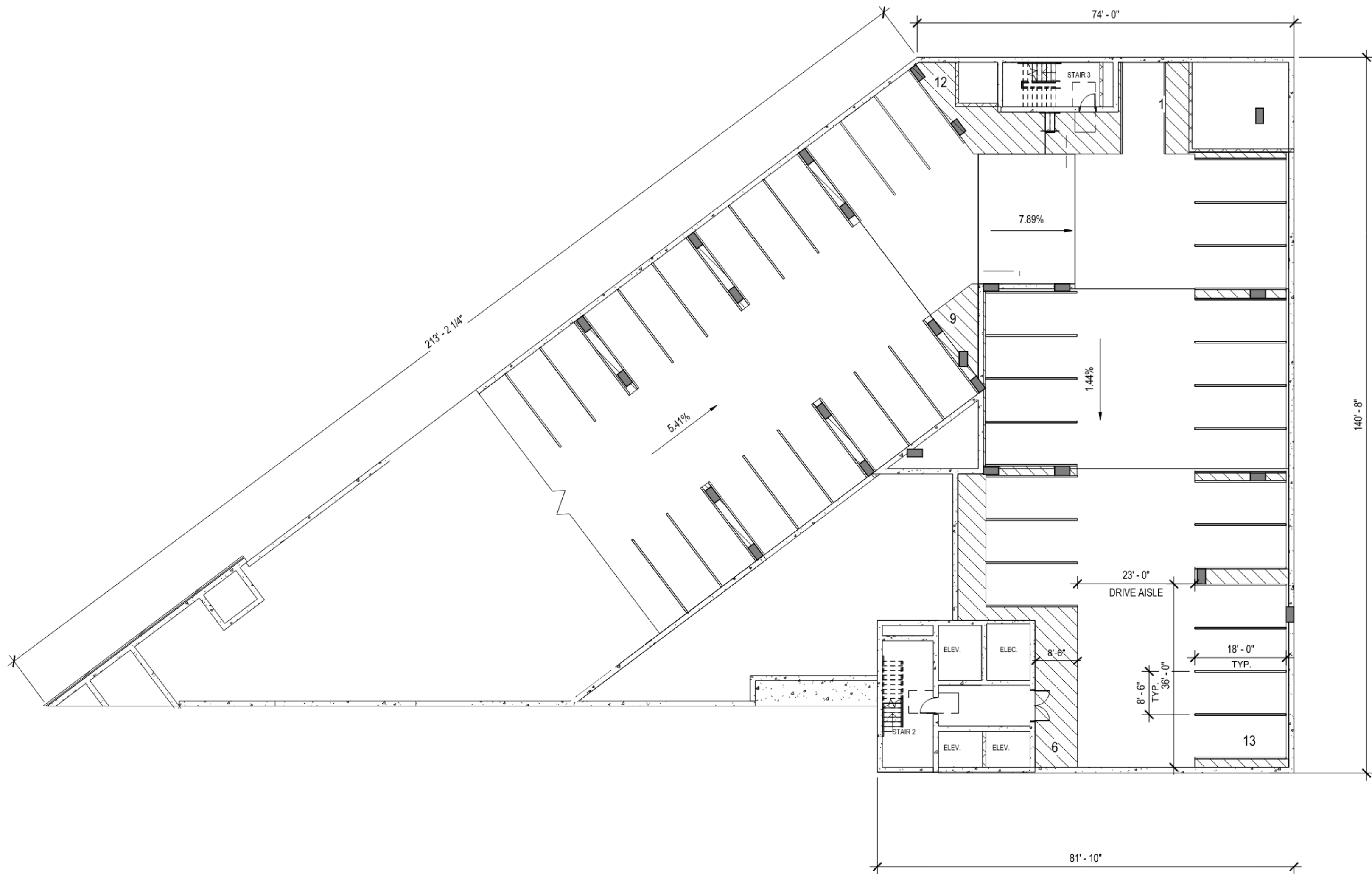
1. HIGH QUALITY TOP SOIL OR STRUCTURAL SOIL SHALL BE USED TO ACCOMPLISH THE SOIL VOLUME REQUIREMENT.
2. REQUIRE MINIMUM 600 CUBIC FEET.
3. EXCEPTIONS AND DESIGN ALTERNATIVES ARE ENCOURAGED TO ACHIEVE SOIL VOLUME. URBAN FORESTRY REVIEW REQUIRED. DESIGNS THAT GROUP TREES AND CONNECT ROOT SPACES WILL BE FAVORED AS WELL AS THE INTRODUCTION OF LID MATERIALS AND TECHNOLOGY
4. SELECT ONE OR MORE OPTIONS BELOW
 - a. STRUCTURAL SOIL
 - b. SUBSURFACE SOIL CONTAINMENT STRUCTURE
 - c. MINIMUM 6 PATHS FROM EACH TREE, 3 ON EACH SIDE 20' MINIMUM EXTENSION FOR EACH PATH, CONNECT TO ADJACENT PIT PATH
 - d. SUSPENDED PAVEMENT
5. WHEN ROOT EXPANSION PATHS EXTEND UNDER SIDEWALKS, ENSURE MINIMUM DENSITY REQUIREMENTS ARE MET.

C. PLANTING STANDARDS

1. ALL PLANT MATERIAL AND INSTALLATION WORK SHALL CONFORM TO THE STANDARDS DETAILED IN THE FOLLOWING DOCUMENTS:
 - a. AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300, AMERICAN NATIONAL STANDARDS INSTITUTE, 11 WEST 42ND STREET, NEW YORK, N.Y. 10036
 - b. AMERICAN NATIONAL STANDARD FOR NURSERY STOCK, ANSI Z60.1, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 1250 EYE STREET, NW, SUITE 500, WASHINGTON, D.C. 20005
 - c. HORTUS THIRTI, THE STAFF OF THE L.H. BAILEY HORTORIUM 1976, MACMILLAN PUBLISHING CO., NEW YORK

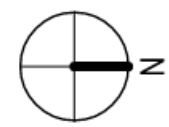
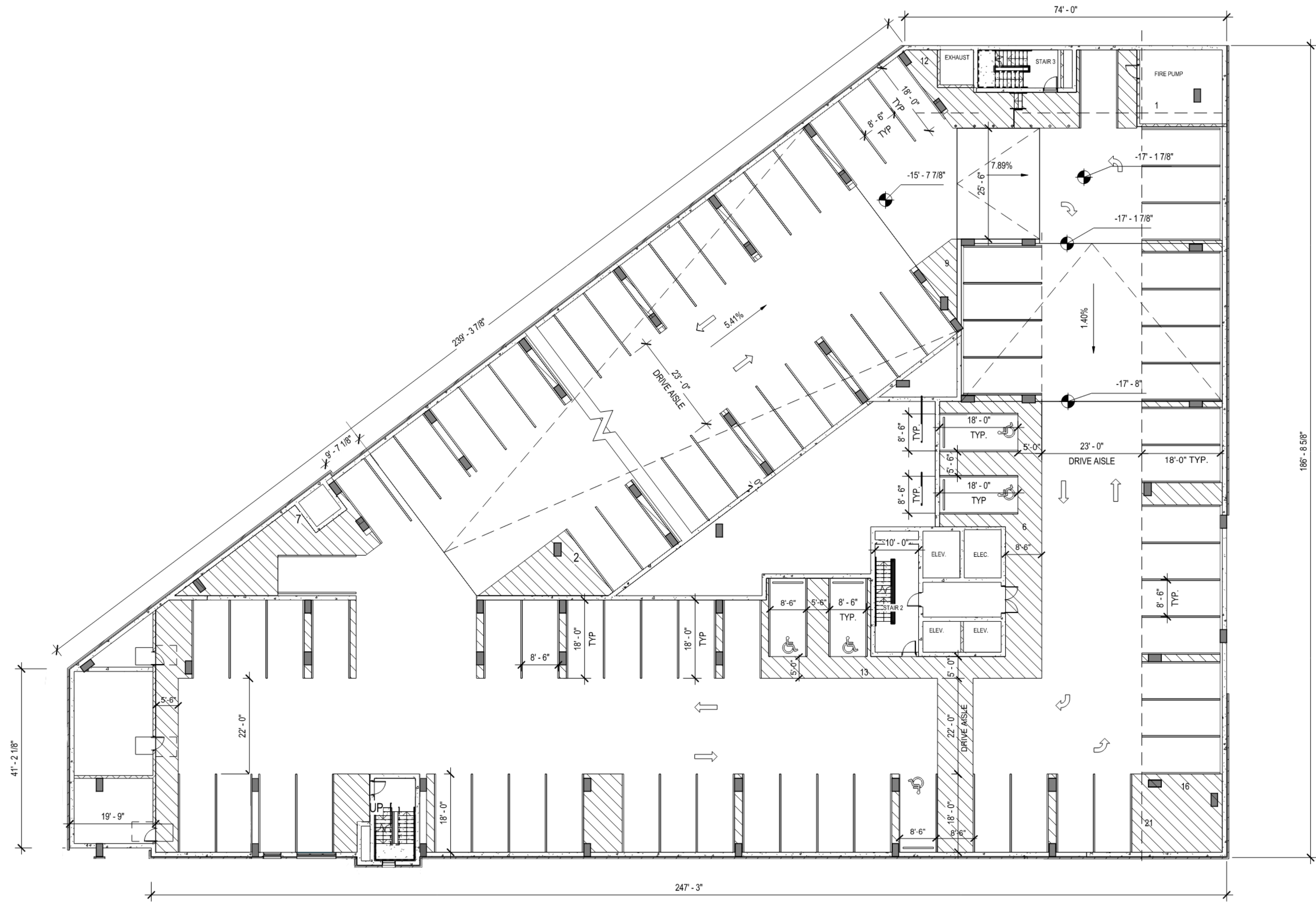
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PROJECT:	EOT-21220	DATE
ISSUE:	Administrative Site Review	04.22.2022
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REVISIONS:	1st Review Comments	07.06.2022
	2nd Review Comments	06.05.2023
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CHECKED BY:	Checker	
CONTENT:	BASEMENT 3 - ADD/ALTS	



OVERALL - PARKING 2 - GARAGE PLAN
1/16" = 1'-0"

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CHECKED BY:	Checker	
CONTENT:	BASEMENT 2 - OVERALL PLAN	

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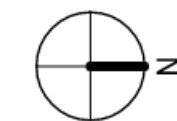
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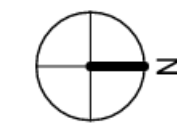


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CONTENT:	BASEMENT 1 - OVERALL PLAN

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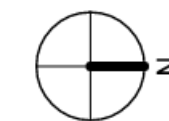


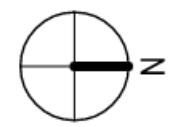
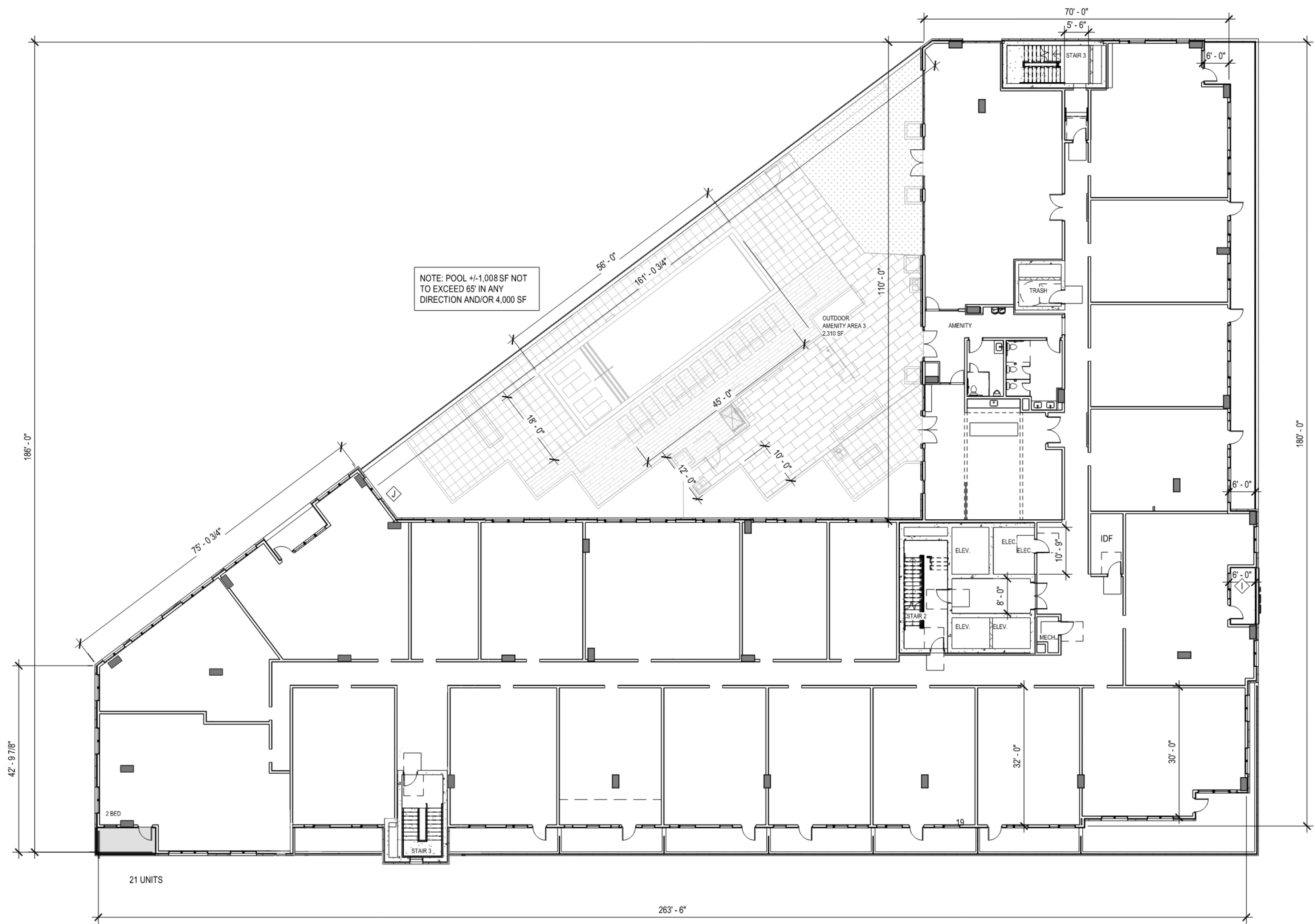
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CONTENT:	1ST FLOOR - OVERALL PLAN

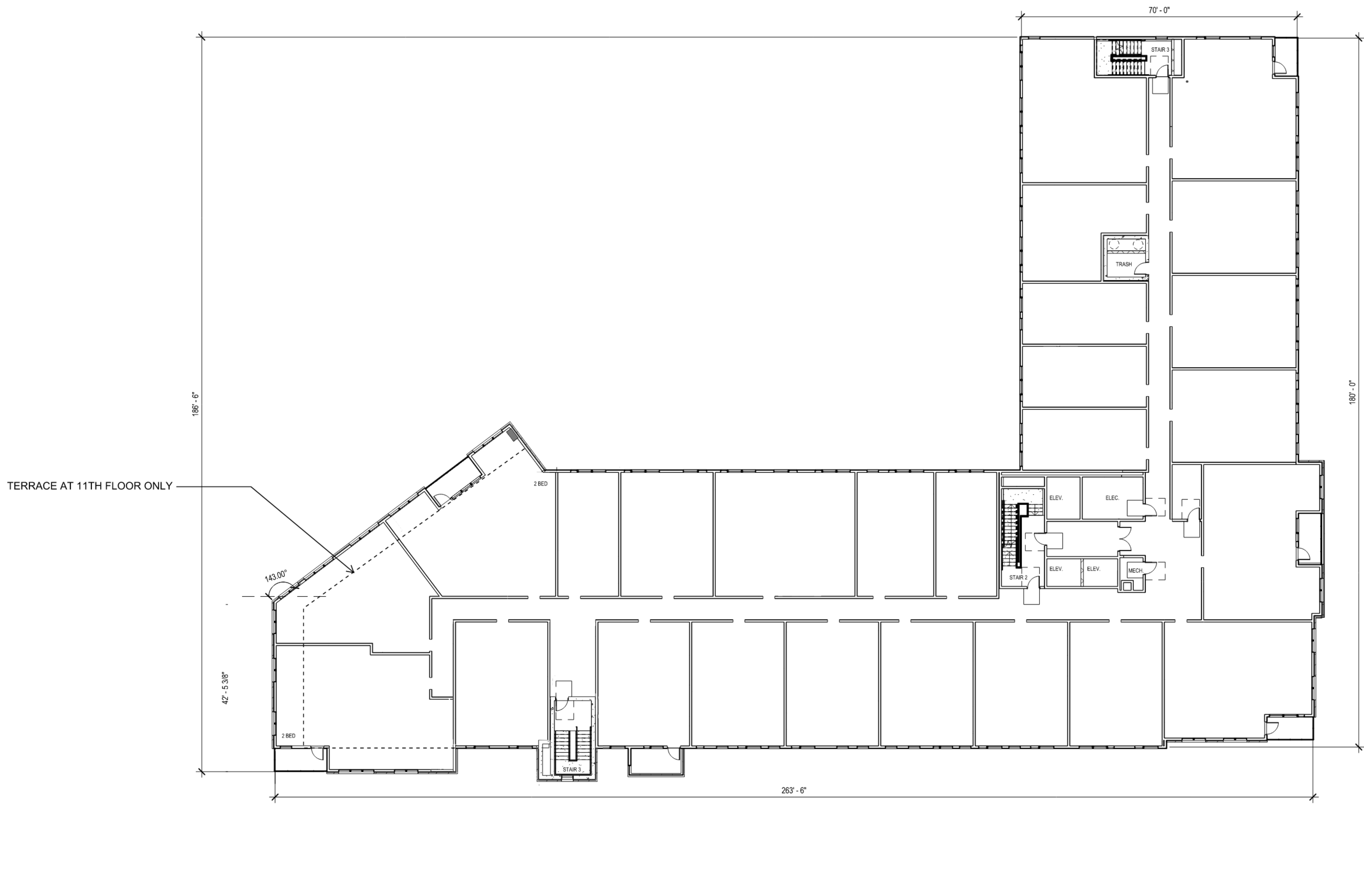
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CHECKED BY:	Checker	
CONTENT:	3RD FLOOR - OVERALL PLAN	



OVERALL - 4th-11th Floor- BUILDING PLAN

1/16" = 1'-0"

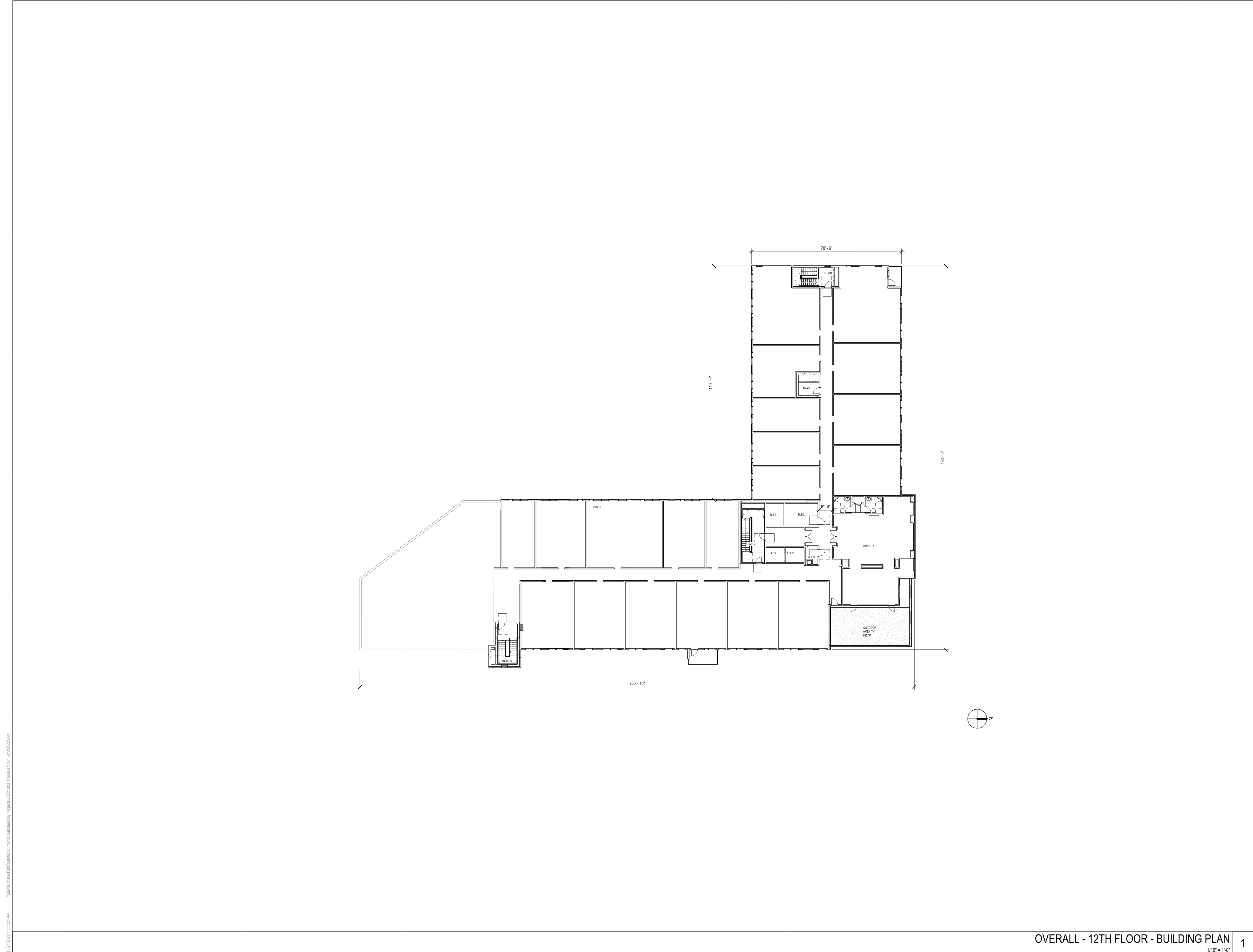
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CONTENT:	4TH FLOOR - OVERALL PLAN	

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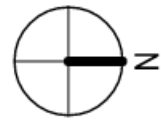
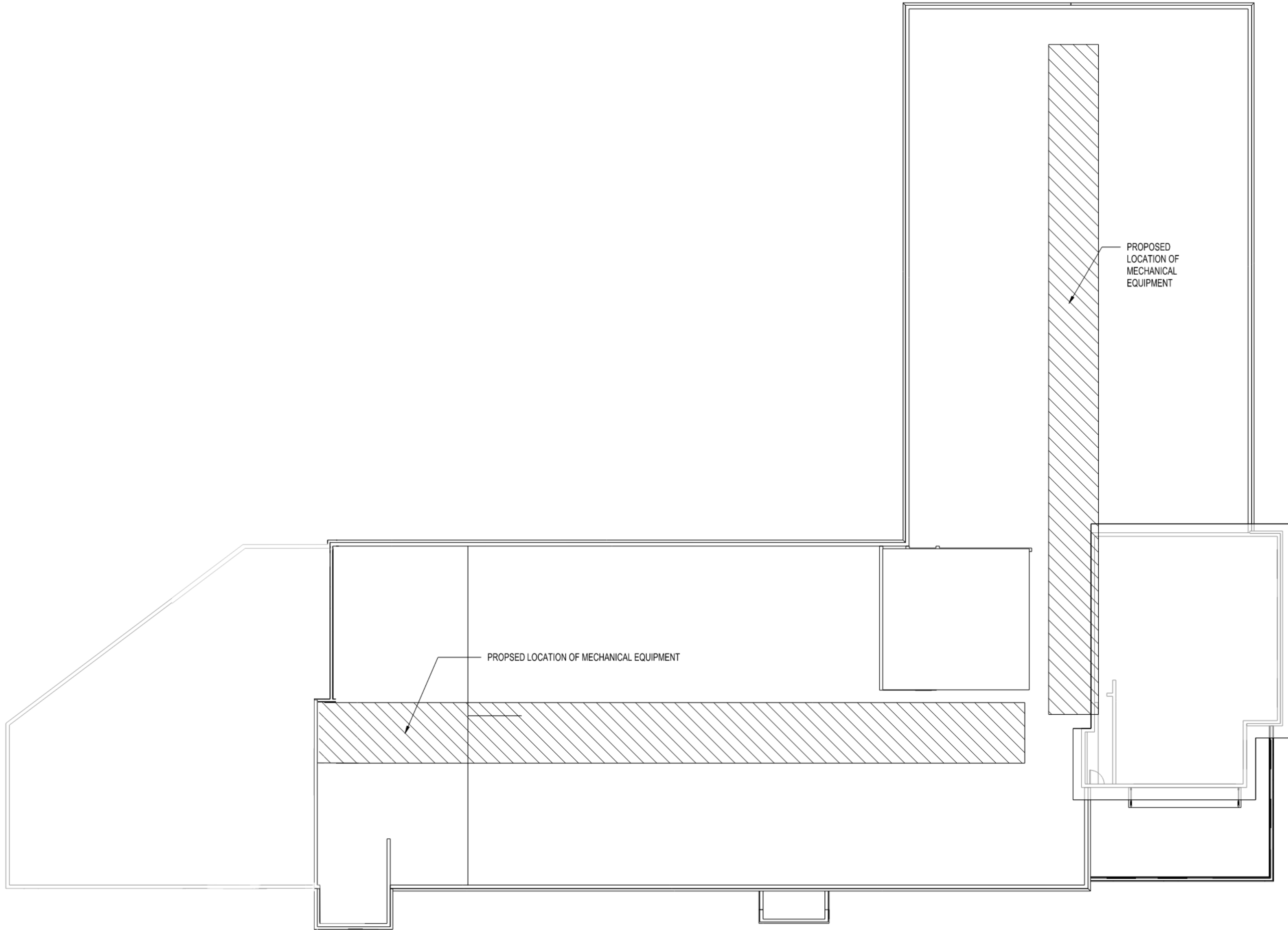


OVERALL - 12TH FLOOR - BUILDING PLAN
1/16" = 1'-0"

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CONTENT:	12TH FLOOR - OVERALL PLAN	

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	2nd Review Comments	06.05.2023
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DRAWN BY:	Author	
CHECKED:	Checker	
BY:	RV	
CONTENT:	ROOF PLAN - OVERALL	

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NOT FOR
CONSTRUCTION

TRANSPARENCY (UDO SECTION 1.5.9, SECTION 3.2.6.F)		
CABARRUS ST. - NON RESIDENTIAL GROUND LEVEL		
GROUND STORY FACADE (MEASURED BETWEEN 0'-12")		2250.65 SF
MIN. TRANSPARENCY REQUIRED	2250.65 SF X 20% = 450.13 SF	
TRANSPARENCY PROVIDED	2250.65 SF X 48% = 1072.84 SF	
TRANSPARENCY PROVIDED BETWEEN 3' & 8' (MIN 50% OF REQ.)	1072.84 SF X 52% = 556.59 SF	
NON RESIDENTIAL INDICATED IN BLUE (ALL OTHER AREAS ARE RESIDENTIAL USE (NOT APPLICABLE))		
UPPER STORY FACADE NON RESIDENTIAL		1903.41 SF
MIN. TRANSPARENCY REQUIRED	1903.41 SF X 15% = 285.51 SF	
TRANSPARENCY PROVIDED	1903.41 SF X 34% = 646.64 SF	
UPPER STORY FACADE NON RESIDENTIAL		849.75 SF
MIN. TRANSPARENCY REQUIRED	849.75 SF X 15% = 127.46 SF	
TRANSPARENCY PROVIDED	849.75 SF X 38% = 327.08 SF	



EAST	
BASEMENT CALCULATIONS:	
BASEMENT 1	
Basement level façade (above and below grade)	1725 SF
50% minimum required below grade:	863 SF
Proposed basement level façade below grade:	506 SF
Percentage of façade below grade:	29.30%
BASEMENT 2	
Basement level façade (above and below grade)	721 SF
50% minimum required below grade:	361 SF
Proposed basement level façade below grade:	329 SF
Percentage of façade below grade:	45.60%
SOUTHWEST	
BASEMENT CALCULATIONS:	
BASEMENT 1	
Basement level façade (above and below grade)	1550 SF
50% minimum required below grade:	775 SF
Proposed basement level façade below grade:	1322 SF
Percentage of façade below grade:	85.30%
BASEMENT 2	
Basement level façade (above and below grade)	655 SF
50% minimum required below grade:	328 SF
Proposed basement level façade below grade:	539 SF
Percentage of façade below grade:	82.30%

NORTH	
BASEMENT CALCULATIONS:	
BASEMENT 1	
Basement level façade (above and below grade)	1823 SF
50% minimum required below grade:	912 SF
Proposed basement level façade below grade:	1823 SF
Percentage of façade below grade:	100.00%
WEST	
BASEMENT CALCULATIONS:	
BASEMENT 1	
Basement level façade (above and below grade)	716 SF
50% minimum required below grade:	358 SF
Proposed basement level façade below grade:	716 SF
Percentage of façade below grade:	100.00%
SOUTH	
BASEMENT CALCULATIONS:	
BASEMENT 2	
Basement level façade (above and below grade)	405 SF
50% minimum required below grade:	203 SF
Proposed basement level façade below grade:	199 SF
Percentage of façade below grade:	49.10%
TOTAL BASEMENT FAÇADE AREA:	
50% minimum required below grade:	3,800 SF
Proposed basement level façade below grade:	5,434 SF
Percentage of façade below grade:	71.55%

TRANSPARENCY (UDO SECTION 1.5.9, SECTION 3.2.6.F)		
S. DAWSON ST. - NON RESIDENTIAL GROUND LEVEL		
GROUND STORY FACADE (MEASURED BETWEEN 0'-12")		503.88 SF
MIN. TRANSPARENCY REQUIRED	503.88 SF X 20% = 100.78 SF	
TRANSPARENCY PROVIDED	503.88 SF X 46% = 233.75 SF	
TRANSPARENCY PROVIDED BETWEEN 3' & 8' (MIN 50% OF REQ.)	233.75 SF X 50% = 116.88 SF	
NON RESIDENTIAL INDICATED IN BLUE (ALL OTHER AREAS ARE RESIDENTIAL USE (NOT APPLICABLE))		
UPPER STORY FACADE NON RESIDENTIAL		2917.56 SF
MIN. TRANSPARENCY REQUIRED	2917.56 SF X 15% = 437.64 SF	
TRANSPARENCY PROVIDED	2917.56 SF X 37% = 1068.65 SF	
UPPER STORY FACADE NON RESIDENTIAL		637.17 SF
MIN. TRANSPARENCY REQUIRED	637.17 SF X 15% = 95.58 SF	
TRANSPARENCY PROVIDED	637.17 SF X 44% = 278.90 SF	



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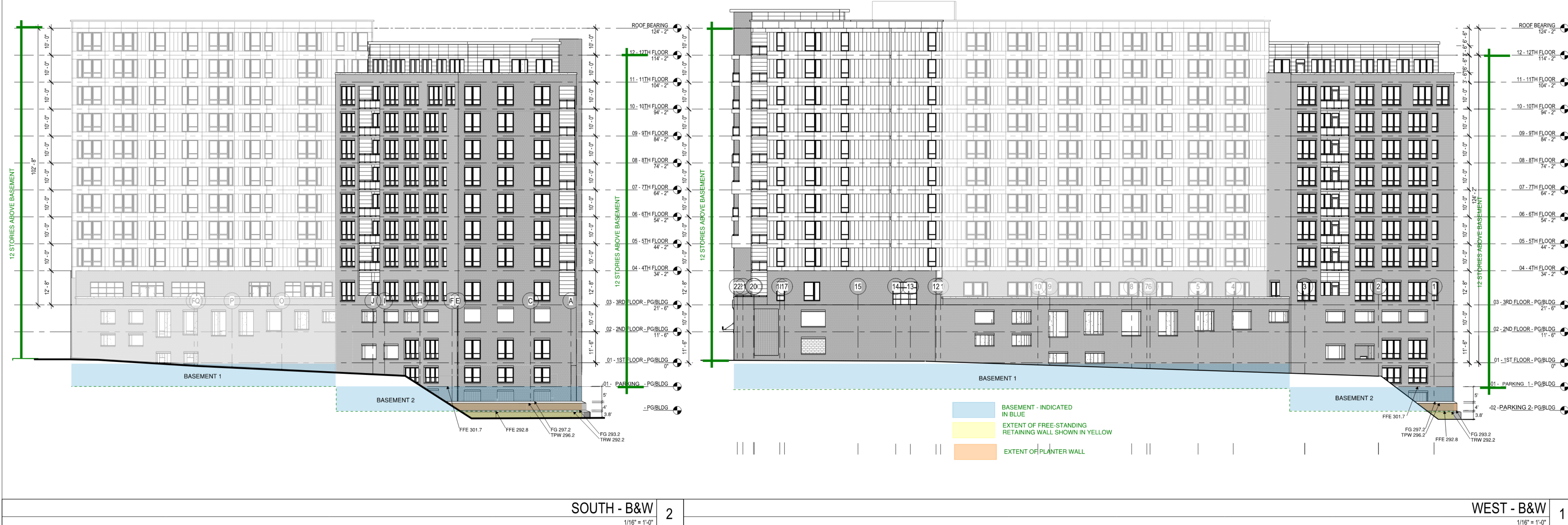
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PROJECT:	21220	DATE:	
ISSUE:	SCHEMATIC DESIGN	2022-05-27	
DO - 100%		2022-09-16	
REVISIONS:			
DRAWN BY:	Author		
CHECKED BY:	Checker		
CONTENT:	OVERALL ELEVATIONS		

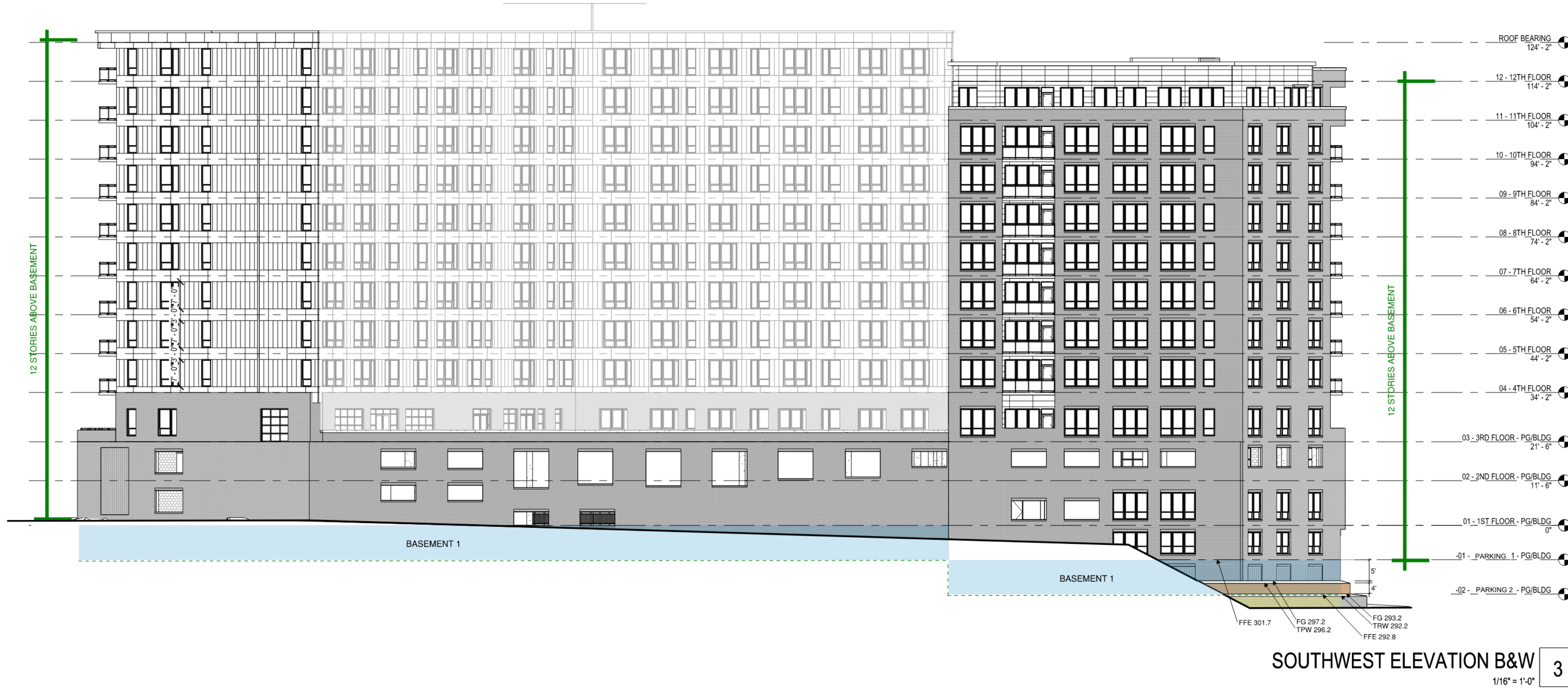
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SOUTH - B&W 2
1/16" = 1'-0"

WEST - B&W 1
1/16" = 1'-0"



SOUTHWEST ELEVATION B&W 3
1/16" = 1'-0"

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CONTENT:	OVERALL ELEVATIONS