

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): _____

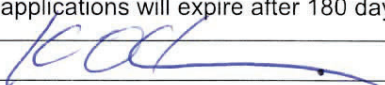
Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

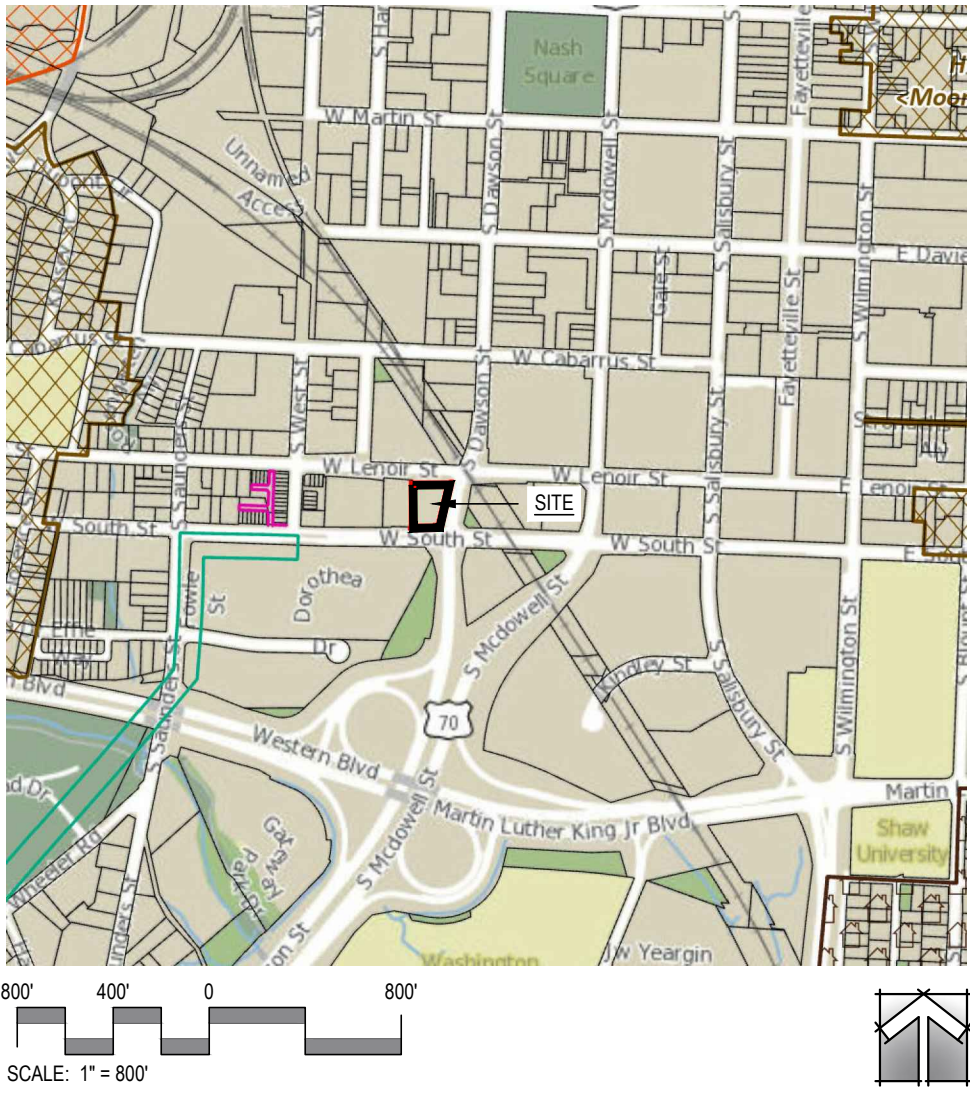
Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>		
Building Type		Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #: _____
<input type="checkbox"/> Attached	<input checked="" 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 #: Z-29-2020
		Administrative Alternate #: _____
GENERAL INFORMATION		
Development name: 320 W. South St.		
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Property address(es): 320 W. South St & 328 W. South St, Raleigh, NC 27601		
Site P.I.N.(s): 1703564375, 1703563326		
Please describe the scope of work. Include any additions, expansions, and change of use. Construction of new 20 story mixed use building with structured parking.		
Current Property Owner/Developer Contact Name: C. Adam Stifel		
NOTE: please attach purchase agreement when submitting this form.		
Company: Capital Square 1031		Title: Executive Vice President, Development
Address: 10900 Nuckols Road, Suite 200, Glen Allen, VA 23060		
Phone #: 804-290-7900		Email: astifel@capitalsquare1031.com
Applicant Name: Ken Thompson		
Company: JDavis Architects		Address: 510 S. Wilmington St., Raleigh, NC 27601
Phone #: 919-835-1500		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-20-UL-CU	Existing gross floor area (not to be demolished): -0-
	Existing gross floor area to be demolished: 7,476 SF
Gross site acreage: 1.166 AC	New gross floor area: 351,394 SF
# of parking spaces required: -0-	Total sf gross (to remain and new): 351,394 SF
# of parking spaces proposed: 396 spaces	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 20
Existing use (UDO 6.1.4): Storage Building, Warehouse	
Proposed use (UDO 6.1.4): Multi-unit Living and Retail Sales	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.80 AC Square Feet: 34,871 SF	Proposed Impervious Surface: Acres: 1.16 AC Square Feet: 50,700 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: 296	Total # of hotel units: -0-
# of bedroom units: 1br 201 2br 92 3br 3 4br or more -0-	
# of lots: 1	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

SIGNATURE BLOCK	
<p>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.</p> <p>I, <u>Ken Thompson</u> 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.</p> <p>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.</p>	
Signature: 	Date: 05.20.2021
Printed Name: Ken Thompson, Senior Associate JDavis Architects	



ASR-0044-2021

Administrative Site Review

1st Submittal: May 20, 2021

2nd Submittal: August 06, 2021

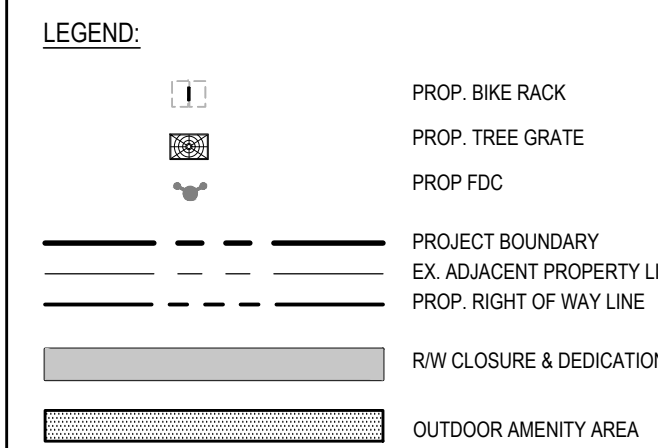
3rd Submittal: September 24, 2021

320 W. South Street

Raleigh, North Carolina 27601

SECTION 8.5.3.D CROSS ACCESS EXEMPTION
PER CODE SECTION 8.5.3.D.5.B.1, EXISTING IMPROVEMENTS WHERE THE
VALUE OF SUCH IMPROVEMENTS IS MORE THAN THE LAND VALUE OF THE
PARCEL ON WHICH THE IMPROVEMENTS ARE LOCATED.

THE ADJACENT PARCEL (1703561345) HAS A BUILDING VALUE OF \$4,793,029
AND THE LAND VALUE IS \$2,484,886 AS NOTED ON WAKE COUNTY IMAPS.
THE VALUE OF THE BUILDING EXCEEDS THE VALUE OF THE LAND, THEREFORE
A CONNECTION IS NOT REQUIRED.



Cheryl Koch

From: Staley, Marion <Marion.Staley@raleighnc.gov>
Sent: Friday, October 29, 2021 6:45 AM
To: Cheryl Koch; SWS Code Compliance DL
Cc: Ken Thompson; Stegall, Daniel; Evans, Kasey
Subject: RE: New solid waste service approval for ASR-0044-2021, 320 South Street (SWS Approval 10.29.2021)

Peaceful Morning Cheryl,
Thank you so much for your patience and cooperation. This plan meets the requirements of the Design Manual and is
approved to move forward in the planning process. Kasey Evans, who is the Senior Planner assigned to this project, is
copied.

Marion
Marion O. Staley
Code Compliance Supervisor
City of Raleigh - Solid Waste Services
919-996-6940 - Office
919-219-5437 - Cell



August 11, 2021

320 South Street Project
J Davis
510 S. Wilmington St.
Raleigh, NC 27601

Attn: Cheryl Koch

This is a letter of support for trash and recycling services for your new facility being planned for 320
South Street Raleigh, NC 27601.

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

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@gflenv.com.

Sincerely,

Tara Zents

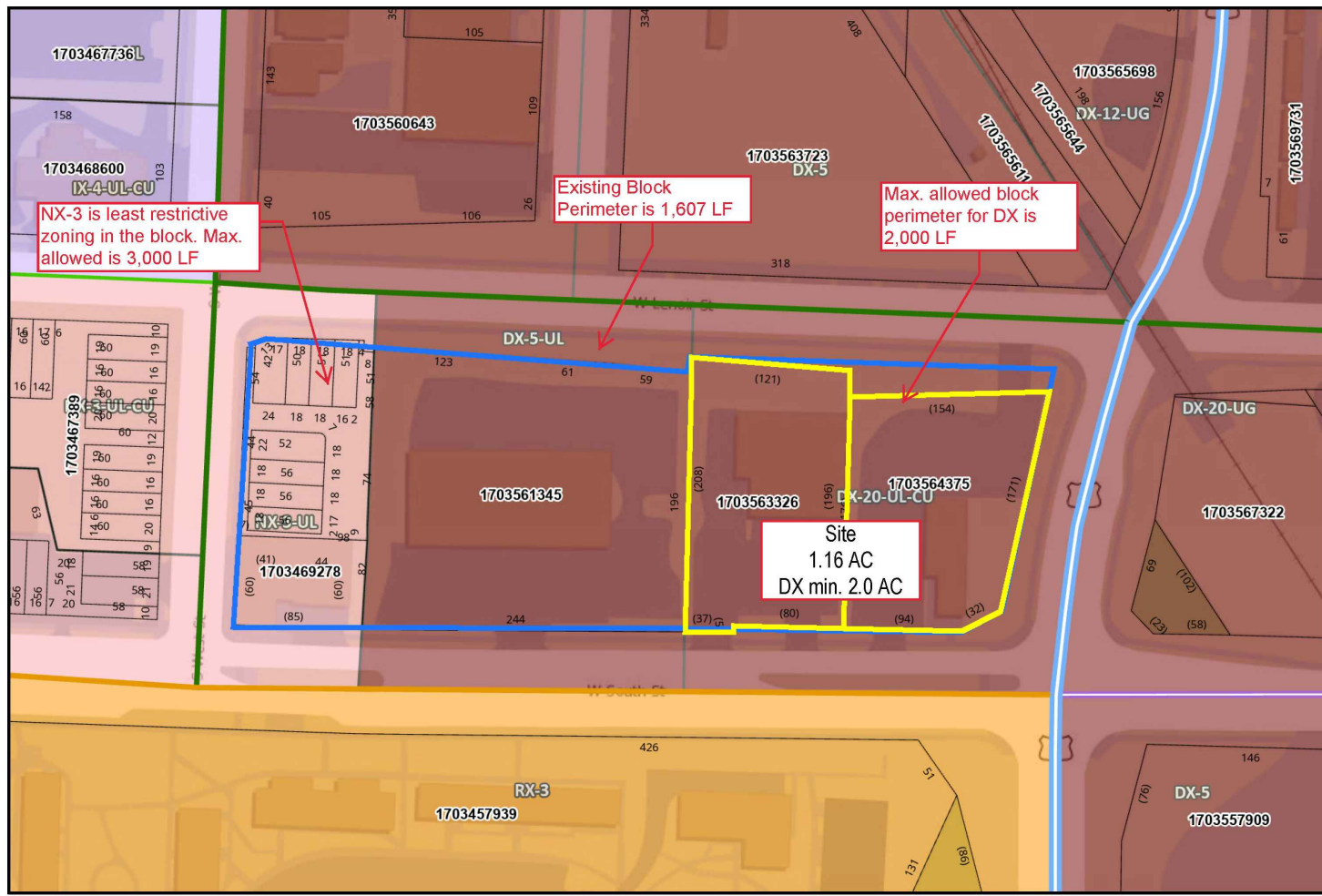
Account Manager

GFL Environmental - Raleigh

3741 Conquest Drive

Garner NC 27529

(N) 919-427-2399



320 South Block Perimeter

The site is less the minimum required 2.0 AC and is exempt, but the
existing block length is below the allowed maximum for DX (2000 LF)
and NX-3 (3,000 LF) zonings on the block.



Know what's below.
Call before you dig.

Application

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<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic

GENERAL INFORMATION

Development name: 320 W. South St.
Inside City limits? Yes ☒ No ☐

Property address(es): 320 W. South St & 328 W. South St, Raleigh, NC 27601

Site P.I.N.(s): 1703564375, 1703563326

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Phone #: 804-290-7900

Email: astifel@capitalsquare1031.com

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

Phone #: 919-835-1500

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# of parking spaces required: -0-	Total sf gross (to remain and new): 400,593 SF
# of parking spaces proposed: 390 SPACES	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 20
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Proposed use (UDO 6.1.4): Multi-unit Living and Retail Sales	

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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: 297	Total # of hotel units: -0-
# of bedroom units: 1br 204 2br 90 3br 3 4br or more -0-	
# of lots: 1	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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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: <i>Ken Thompson</i>	Date: 05.20.2021
Printed Name: Ken Thompson, Senior Associate JDavis Architects	

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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 PLAN 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 BOHLER ENGINEERING NC, PLLC IN DIGITAL FORMAT IN JANUARY 2020, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN MARCH 2021.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 5 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 BE COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDINGS.
- 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.

MINIMUM CORNER CLEARANCE

- 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 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, NCSC, AND ICC STANDARDS AND SPECIFICATIONS.
- ALL HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE (HOBBOX, ETC)) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.
- POOL IS PROPOSED ON THIS SITE AND WILL NOT HAVE ANY LINEAR DIMENSION GREATER THAN 65 FEET OR ANY AREA IN EXCESS OF 4,000 SQUARE FEET.

FIRE DEPARTMENT NOTES

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFA 13R) OR 250 FEET (NFA13) TO ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF THE BUILDING (NCF 503.1.1).
- FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCF 507.5.1).
- ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
- FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2018 NCF, SECTION 507.3.

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 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.

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 TPCPED 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 TPCPED 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

OWNER
CSRA Opportunity Zone Fund VI Owner LLC
10900 Nuckols Road
Suite 200
Glen Allen, Virginia 23060
804-290-7900
astifel@capitalsquare1031.com

DEVELOPER
Capital Square 1031
10900 Nuckols Road
Suite 200
Glen Allen, Virginia 23060
804-290-7900
astifel@capitalsquare1031.com

LANDSCAPE ARCHITECT
JDavis Architects, PLLC
510 S. Wilmington Street
Raleigh, North Carolina 27601
919.835.1500
919.835.1510 (fax)
kent@jDavisarchitects.com

ARCHITECT
JDavis Architects, PLLC
510 S. Wilmington Street
Raleigh, North Carolina 27601
919.835.1500
919.835.1510 (fax)
laurento@jDavisarchitects.com

ENGINEER
BOHLER Engineering NC, PLLC
4130 Parklake Ave. Suite 130
Raleigh, NC 27612
919.578.9000
N/A (fax)
wswarengen@bohlereng.com

SURVEYOR
BOHLER Engineering NC, PLLC
4130 Parklake Ave. Suite 130
Raleigh, NC 27612
919.578.9000
N/A (fax)
wswarengen@bohlereng.com

ADMINISTRATIVE SITE REVIEW

PROJECT:	CS-20025-140	DATE	
ISSUE:	Administrative Site Review	05.20.2021	
REVISIONS:	1st Review Comments	08.06.2021	
	2nd Review Comments	09.24.2021	
	3rd Review Comments	12.06.2021	
DRAWN BY:	CHK		
CHECKED BY:	KT		
CONTENT:	COVER		

L0.0

Capital Square 1031
320 W. South Street

Raleigh, North Carolina 27601

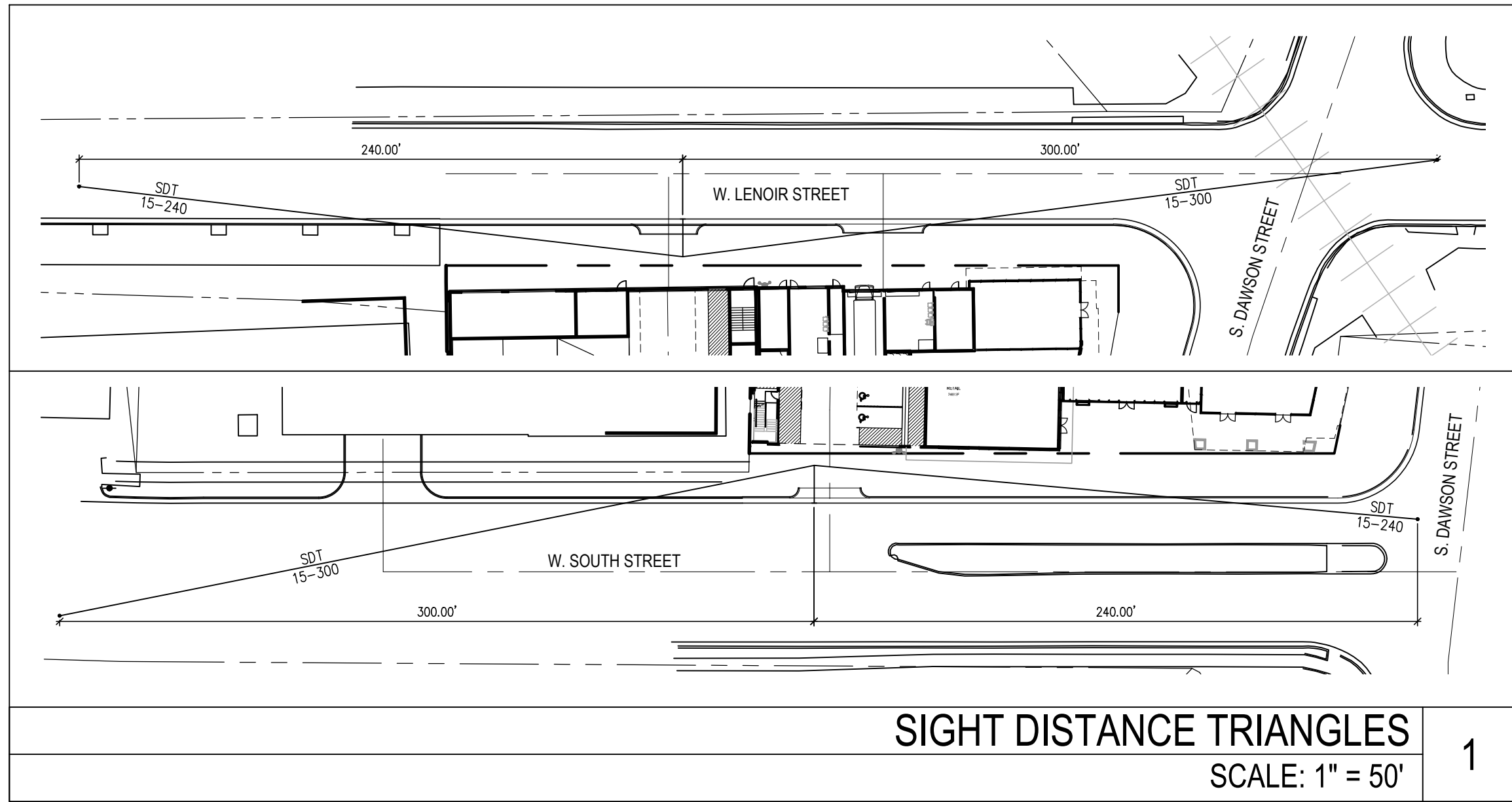
JDAVIS

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

ASR-0044-2021 (Admin. Site Review)

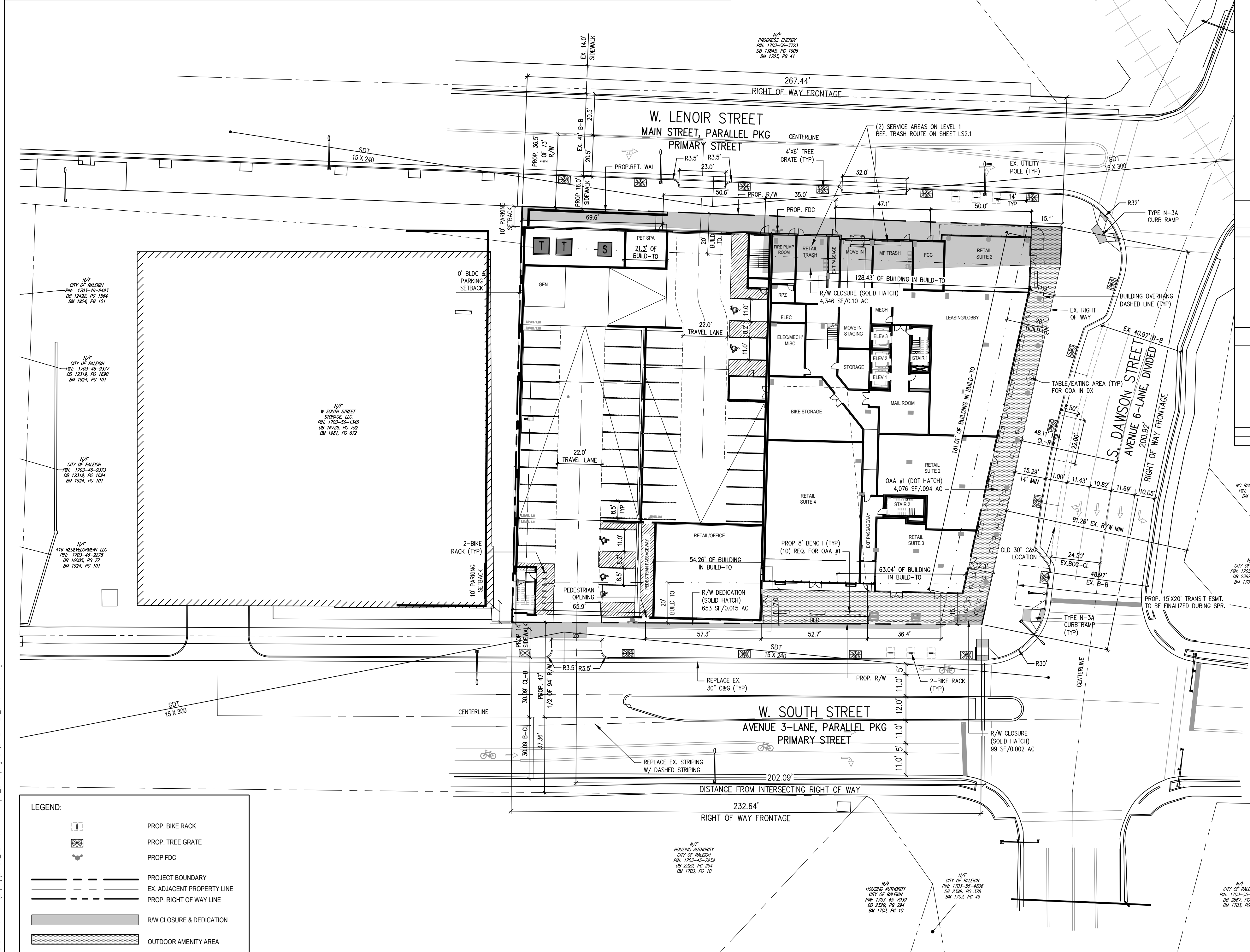
REFERENCE: XXXXXX

12/7/2021 8:55 AM P:\2000\2002-320-South-Street\4c_LAND.dwg - 10/2022-320_South-SP07.dwg



1

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:	LENDIR	DAWSON	SOUTH
B. THE STREET DESIGNATED AS A MAIN STREET OR URBAN THOROUGHFARE ON THE URBAN FORM MAP:	NO	NO	NO
C. ANY STREET DESIGNATED AS A RETAIL STREET IN THE DOWNTOWN SECTION OF THE COMPREHENSIVE PLAN:	NO	NO	NO
D. THE STREET DESIGNATED AS A MIXED-USE STREET ON THE RALEIGH STREET PLAN MAP:	YES	NO	YES
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	SIDE	PRIMARY
RESPONSE: BASED ON THE ABOVE, THE PRIMARY STREETS ARE W. LENOIR AND W. SOUTH STREETS. S. DAWSON IS DESIGNATED A SIDE STREET.			



Site Data			
Project: 320 South Street			
Date: 05.19.2021 (updated 12.06.2021)			
1 Zoning	DX-20-UL-CU		
2 Tract area	Survey SF	Survey AC	iMaps Deed AC
1703563326 (328 W. South St.)	23,800 SF	0.546 AC	0.610 AC
1703564375 (320 W. South St.)	23,206 SF	0.533 AC	0.710 AC
Plus W. Lenoir St. right of way closure	4,346 SF	0.100 AC	0.100 AC
Plus W. South St. right of way closure	99 SF	0.002 AC	0.002 AC
Gross acreage	51,450 SF	1.181 AC	1.422 AC
Less W. South St. right of way dedication	553 SF	-0.015 AC	
Net acreage	50,796 SF	1.166 AC	
3 Proposed use	Mixed Use		
Building type			
Multi-unit living - floors 2 through 20			
1 BR			204 DU
2 BR			90 DU
3 BR			3 DU
Total			297 DU
Nonresidential			
Ground floor - retail sales			8,969 SF
4 Gross square footage (excluding garage parking)			
Proposed F.A.R.	400,593 /	1.17 =	400,593 SF
Building lot coverage (includes garage)	43,736 /	1.17 =	86.1%
Proposed density	297 /	1.17 =	254.7 DU/AC
5 Outdoor amenity area (UDO section 3.2.6.A3)			
Area required - 10% of net acreage			1,166 AC
Parcel net area	50,796 SF		10%
Subtotal	5,080 SF		0.117 AC
Plus additional 50 sf per floor for floors 7-20	650 SF		0.015 AC
Total required - 12% max.	5,730 SF		0.132 AC
Urban frontage requirement			
Total required	5,730 SF		0.132 AC
50% required to be at street level	50%		0.066 AC
Provided	2,865 SF		0.094 AC
Area provided - OAA #1 street level	4,076 SF		0.094 AC
Open to the sky	1,405 SF		0.032 AC
15' and > (ground floor height)	0.0 SF		0.000 AC
> 8' but < 15' (ground floor height) (50% max.)	2,671 SF		0.061 AC
Total	4,076 SF	71.1%	0.094 AC
Area provided - OAA #2 upper level	1,881 SF		0.043 AC
Total area provided - upper level	1,881 SF		0.043 AC
Total street level OAA	4,076		0.094
Total upper level OAA	1,881		0.043
Total - 12% max.	5,957 SF	11.7%	0.137 AC
Required seating for OAA			
Required LF of seating	5,730 /	50 SF	115 LF
Provided: OAA #1			80 LF
Provided: OAA #2			40 LF
Total provided			120 LF
Required trees for OAA			
Required trees (2" caliper min)	5,730 /	1000 SF	6 EA
Provided: OAA #1			4 EA
Provided: OAA #2			2 EA
Total provided			6 EA
6 Building height			
Allowed height			20 Story
Proposed height - See elevations for building heights			20 Story
7 Neighborhood transition (UDO section 3.5)			
8 Build-to			
C1 Primary street build-to (min/max)	50% x 267.44 =	133.7 LF	W. Lenoir Street
Required	56.0%	149.73 LF	
Provided			
C1 Primary street build-to (min/max)	50% x 232.64 =	116.3 LF	W. South Street
Required	50.4%	117.30 LF	
Provided			
C3 Side street build-to (min/max)	25% x 200.92 =	50.2 LF	S. Dawson Street
Required	80.1%	181.01 LF	
Provided			
9 Required parking (UDO section 7.1.3.A)			
Required parking			No parking required
Parking provided			390 SP
10 Required bicycle parking (UDO section 7.1.2)			
Short term			
Multi-unit living (1 space per 20 units, min. 4)	297 /	20 =	15 SP
Retail sales (1 per 5,000 SF, 4 min.)	8,969 /	5,000 =	4 SP
Total short term bicycle parking required			19 SP
Total bicycle parking provided			12 SP
On street			14 SP
In parking deck			28 SP
Total provided			
11 Notes:			

EXISTING SITE DATA:	
SITE ADDRESS:	320 W. SOUTH ST & 328 W. SOUTH ST, RALEIGH, NC
PIN NUMBER:	1703564375, 1703563326
DEED BOOK:	8K 017832, PG 00710
RECORDED MAP:	BM2020-PG1998
ZONING(S):	DX-20-UL-CU
OVERLAY DISTRICT:	NA
ACREAGE:	1.164 AC
EXISTING USE:	STORAGE BUILDING, WAREHOUSE
ALLIANCE SOIL:	NA
FEMA MAP PANEL #:	NA

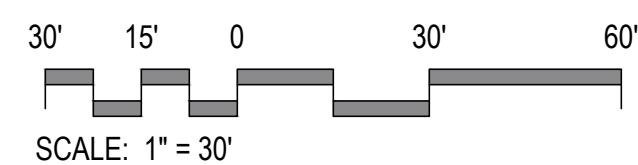
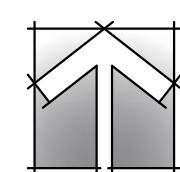
- #### GENERAL NOTES
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
 - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
 - PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN 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 PLAN 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 BOHLER ENGINEERING, NC, PLIC IN DIGITAL FORMAT IN JANUARY 2020, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN MARCH 2021.
 - 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 DUMPS(T) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
 - 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 ENCRUCH 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 HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOODBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
 - UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.
 - POOL IS PROPOSED ON THIS SITE AND WILL NOT HAVE ANY LINEAR DIMENSION GREATER THAN 65 FEET OR ANY AREA IN EXCESS OF 4,000 SQUARE FEET.

NOTE: DURING THE SCOPING MEETING, TRANSPORTATION STAFF INDICATED THAT THE CITY WOULD BE OPEN TO ABANDONING THE EXCESS RIGHT OF WAY ON BOTH W. LENOIR AND W. SOUTH STREETS. PLEASE SEE SHEET LS2.2 FOR MORE DETAIL.

SEE LS3.1 - LS3.3 FOR SITE DETAILS.

ASR-0044-2021

SITE PLAN



ADMINISTRATIVE SITE REVIEW

PROJECT:	CS-20025-140	DATE	
ISSUE:	Administrative Site Review	05.20.2021	
REVISIONS:	1st Review Comments	08.06.2021	
	2nd Review Comments	09.24.2021	
	3rd Review Comments	12.06.2021	
DRAWN BY:	KT, CHK		
CHECKED BY:	KT		
CONTENT:	SITE PLAN		

LS1.1

Capital Square 1031
320 W. South Street

Raleigh, North Carolina 27601

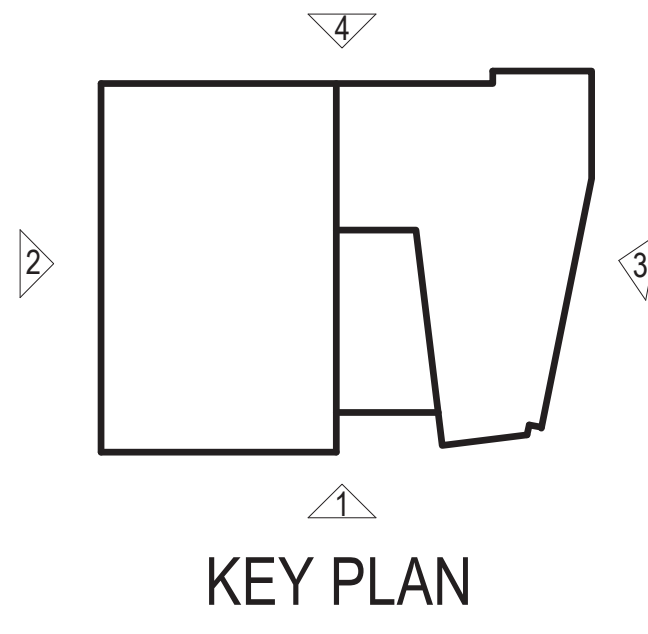
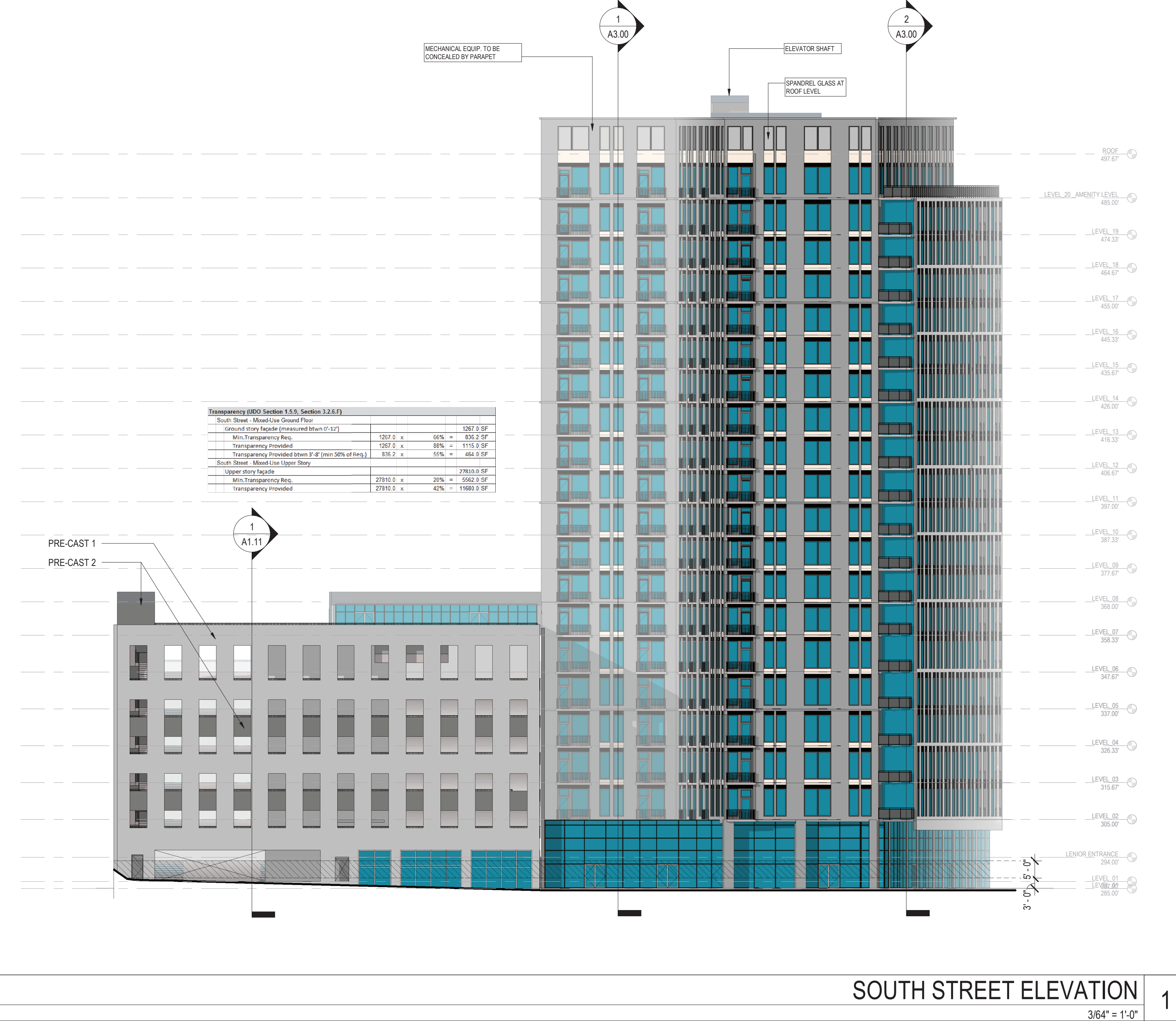
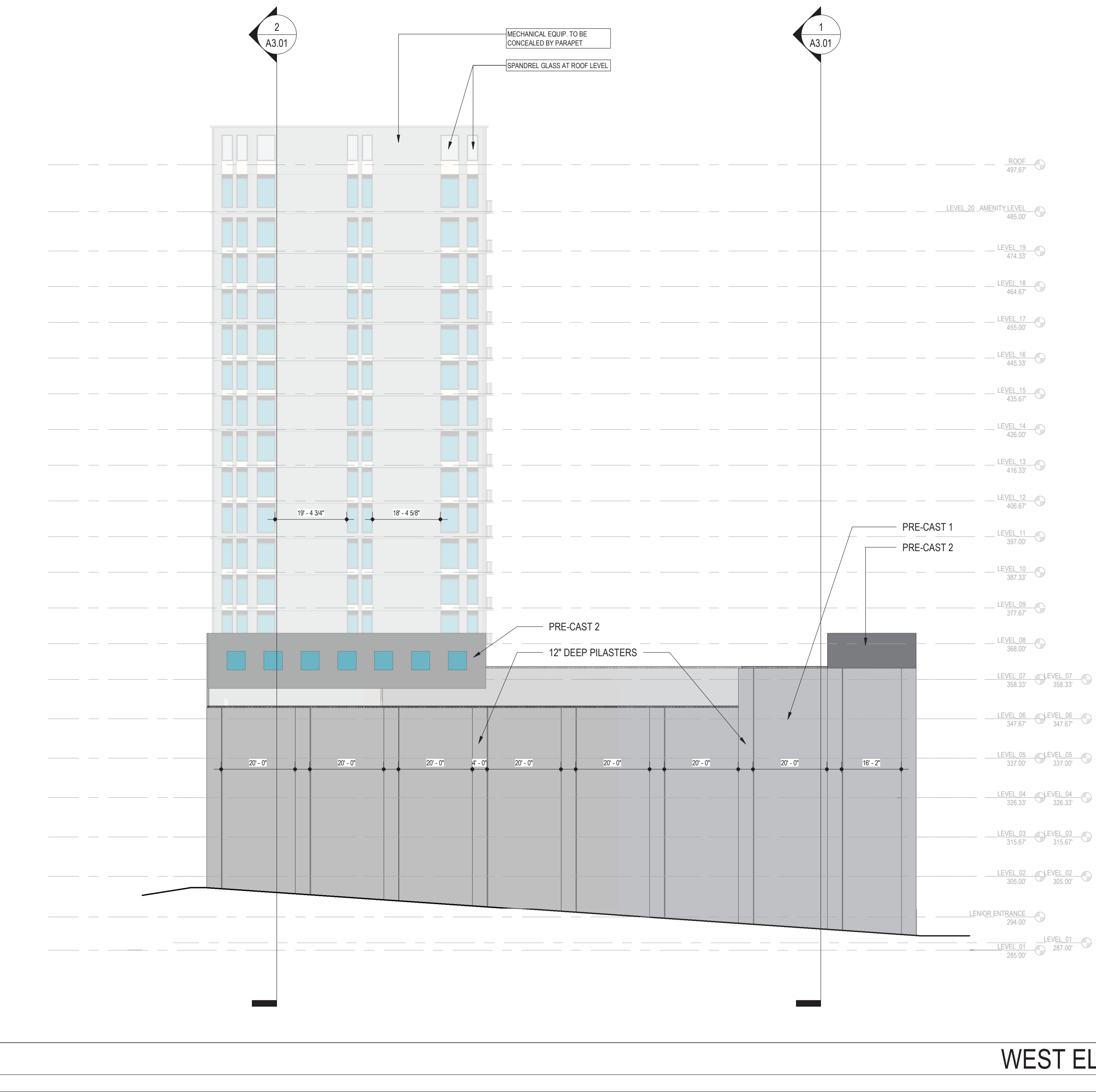
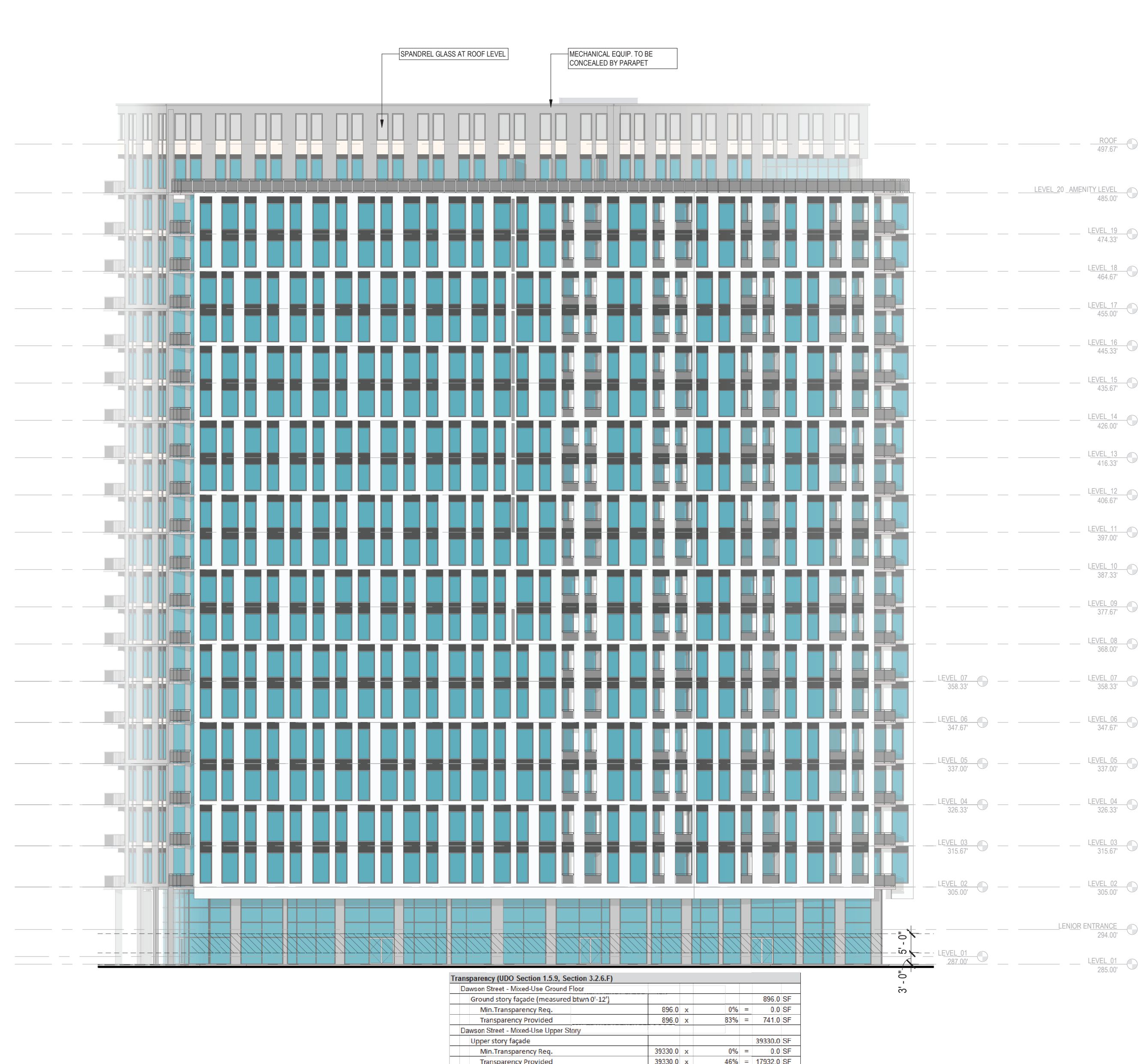
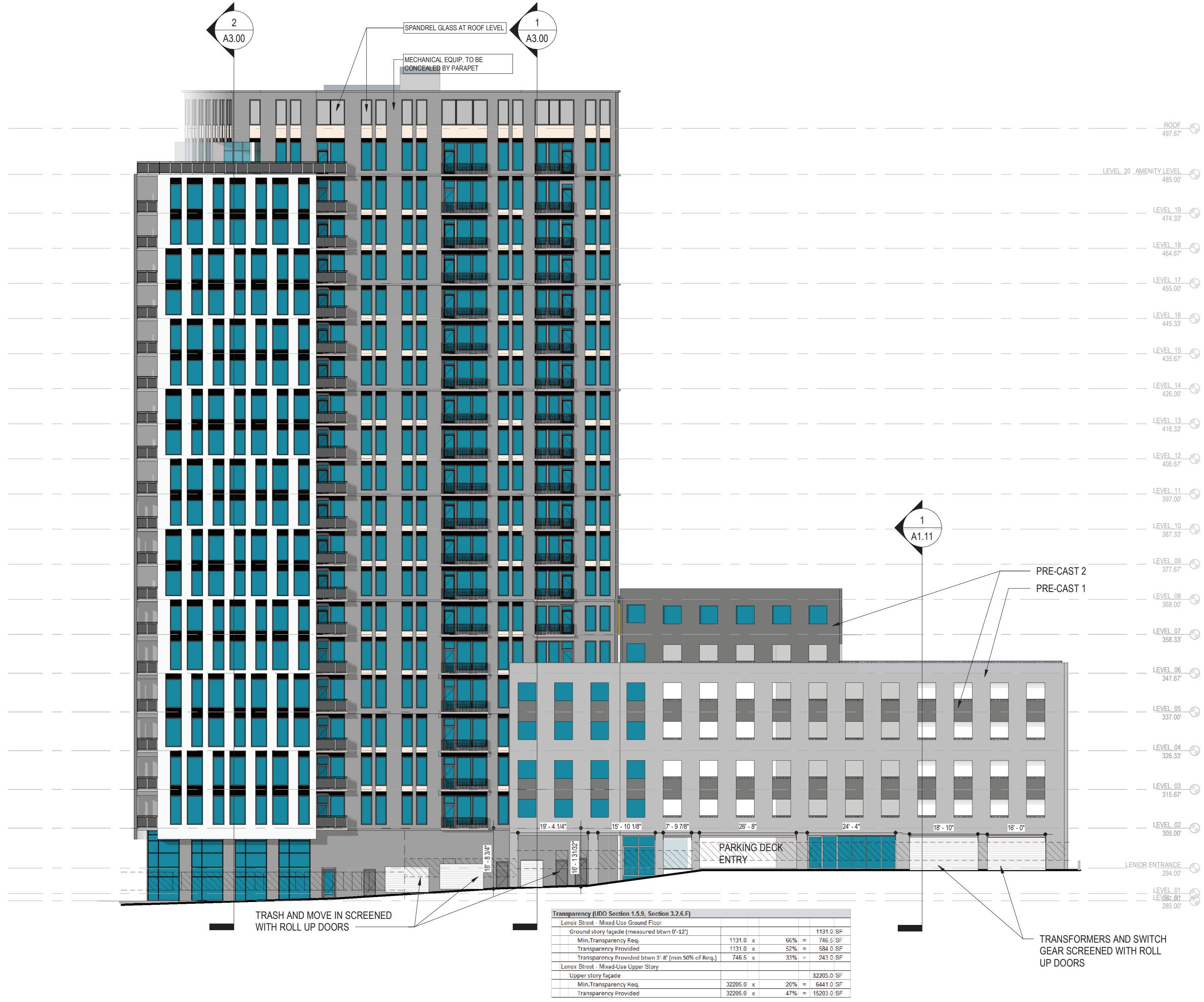
JDAVIS

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

ASR-0044-2021 (Admin. Site Review)

REFERENCE: XXXXXX

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PROJECT:	2025	DATE
ISSUE:	SCHEMATIC SET	6/4/2021
REVISIONS:	ASR COMMENTS	9/24/2021
DRAWN BY:	Author	
CHECKED BY:	Checker	
CONTENT:	OVERALL BUILDING ELEVATIONS	