



Administrative Approval Action

Case File / Name: ASR-0044-2021
DSLCL - 320 W South St

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

LOCATION: The site is generally located on the west side of S Dawson Street between W Lenoir Street and W South Street, with common street addresses of 320 and 328 W South Street.

REQUEST: Development of an approximately 400,593 square foot, 20-story mixed-use building containing approximately 297 dwelling units, and an approximately 390 space parking structure. The subject property is approximately 1.1 acres zoned DX-20-UL-CU (Z-29-20).

Design Alternates (DA-20-21) approved granting a 115' alternate from UDO Section 8.3.5.C.3.c to allow an 85' separation between the parking deck driveway and the move-in service driveway along W Lenoir Street, a 23' alternate from UDO Section 8.3.5.C.3.c to allow the parking deck entrance along W South Street to be located 177' from a neighboring driveway, a 59' alternate to RSDM Section 9.5 to allow the move-in service driveway along W Lenoir Street to be located 91' from the intersection of W Lenoir Street and S Dawson Street, an alternate from RSDM Section 9.4.A.c to allow vehicles to reverse maneuver into the move-in service parking area, an alternate to UDO Section 8.5.5.D to construct road improvements along the south side of W Lenoir Street without providing a parallel parking lane, and an alternate to UDO Section 8.5.5.C to construct road improvements along the north side of W South Street without providing a parallel parking lane, all subject to several conditions (see Sheet L0.3).

Administrative Alternates (AAD-10-21) approved granting 52% transparency for the ground floor along S Lenoir Street, in lieu of the 66% ground floor transparency requirement set forth in UDO Section 3.2.6.F1, and granting alternative building massing in lieu of the 15' building stepback requirement set forth in UDO Section 3.3.3.

**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 December 6, 2021 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



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1. The plan does not clearly identify how the conditions of the Appearance Commission have been met through exhibits, notes or dimensioning. See page 4 for example on the Raleigh Appearance Commission findings of fact and conclusion of law. These items will need to be addressed. As discussed in Appearance Commission the 32' wide driveway for move in exceeds the standard driveway width needs and the driveway will be required to be no wider than 20' to 24' wide. See the other items cited starting on page 4 and provide proper notations and graphical updates to show compliance prior to site permitting approval.
2. Driveway spacing and intersection clearance continues to lack dimensioning. Therefore it cannot be fully confirmed that compliance with the Appearance Commission DA-20-2021 is being met. Site permitting approval cannot be granted until it has been shown that the dimensioning as cited in DA-20-2021 complies. If there is variation from approved additional discussion will have to occur as to the plan process and compliance with the appearance commission findings of fact.
3. Striping, marking and street signage updates to be reviewed with site permitting review. Including and not limited to the intersection at Lenoir Street and Dawson, and both South and Lenoir Street frontages with the updated driveway access.
4. The transit stop location on Dawson Street will be confirmed prior to approval of site permitting review.
5. Demonstrate compliance with UDO Section 3.2.6.F (Transparency) in accordance with UDO Section 1.5.9 (Transparency).
6. Right-of-way closure, which is subject to City Council approval or denial, must occur prior to SPR approval.

Engineering

7. That those portions of the existing right-of-way noted to be abandoned on the Lenoir Street frontage as discussed with Transportation Planning and the City Attorneys Office is abandoned per the stipulations of those discussions and a City Council resolution number shown on all plats.
8. 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.
9. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

Stormwater

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



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☒ **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"/>	Transit Easement Required
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☒ **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. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

Public Utilities

2. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

3. 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).

Transportation

4. A transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

☒ **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



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1. A recombination map shall be recorded recombining the property, including all right-of-way to be closed, into a single lot.

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.

Stormwater

3. 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).
4. 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).

Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (5) street trees w/tree grate along W. South St., (5) street trees w/tree grate along S. Dawson St., (6) street trees w/tree grate along W. Lenoir St.
6. A public infrastructure surety for (16) street trees w/ grate shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

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

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. All street lights and street signs required as part of the development approval are installed.
3. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

Stormwater

4. 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



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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:

3-Year Expiration Date: May 11, 2025

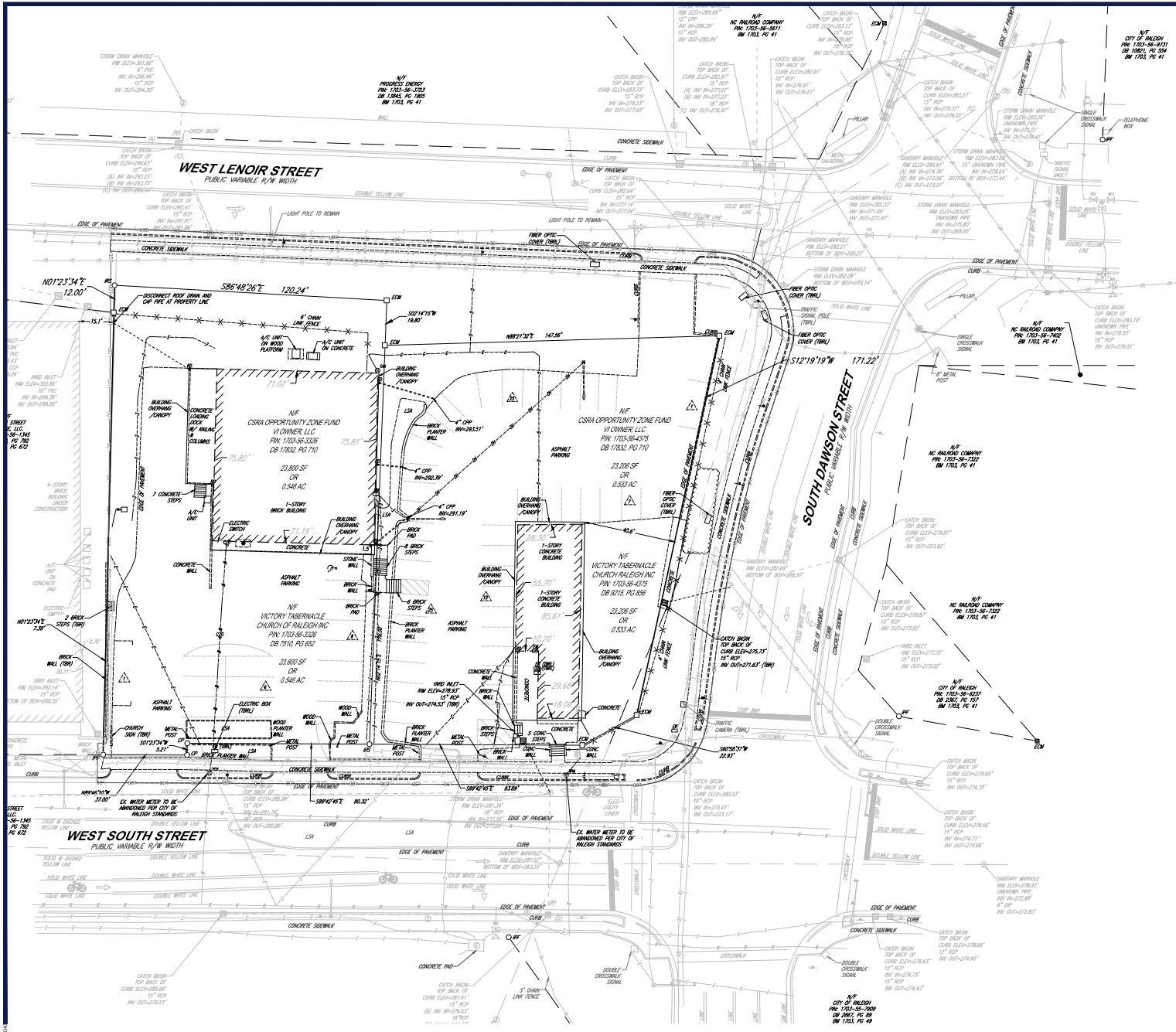
Obtain a valid building permit for the total area of the project, or a phase of the project.

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: Alysia Bailey Taylor Date: 01/12/2022
Development Services Dir/Designee
Staff Coordinator: Kasey Evans



DEMOLITION LEGEND		
EXISTING NOTE	TYPICAL NOTE TEXT	DEMOLITION NOTE
---	PROPERTY LINE	---
---	ADJACENT LOT LINE	---
---	CONCRETE CURB & GUTTER	---
---	SEWER	---
---	WIRE FENCE	---
---	LIMITS OF SETBACK	---
---	UNDERGROUND GAS	---
---	UNDERGROUND WATER LINE	---
---	OVERHEAD WIRE	---
---	TRUCK OPTIC	---
---	SANITARY SEWER	---
---	STORM SEWER	---
---	SANITARY SEWER MANHOLE	---
---	HYDRANT	---
---	UTILITY POLYBURST	---
---	SANITARY MANHOLE	---
---	WATER MANHOLE	---
---	TRAIL LINE	---
---	PAVEMENT MARKING	---
---	LIGHT	---

- DEMOLITION NOTES**
1. ALL EXISTING SITE FEATURES, INCLUDING BUT NOT LIMITED TO FENCING, UTILITIES, BUILDINGS, SEPTIC TANKS, WELLS, SIGNS, PAVING, SHALL BE REMOVED EVEN IF NOT SHOWN ON THE PLAN.
 2. ANY MATERIALS REMOVED AS PART OF DEMOLITION FOR THE PROJECT SHALL BE PROPERLY DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS.
 3. ANY MATERIALS REMOVED AS PART OF DEMOLITION FOR THE PROJECT SHALL BE REMOVED COMPLETELY. THE EXCAVATED AREA SHALL BE BACKFILLED WITH CLEAN FILL MATERIAL AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING TREES AND OTHER VEGETATION. ONLY AS NECESSARY FOR CONSTRUCTION OF THE PROJECT IMPROVEMENTS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING TREES AND OTHER VEGETATION. ONLY AS NECESSARY FOR CONSTRUCTION OF THE PROJECT IMPROVEMENTS.
 5. IF ANY CONCRETE FOUND TO BE REMOVED, THE CONTRACTOR SHALL SAW CUT TO PROVIDE A CLEAN EDGE.
 6. IF ANY ASPHALT FOUND TO BE REMOVED, THE CONTRACTOR SHALL SAW CUT TO PROVIDE A CLEAN EDGE.
 7. ALL UTILITIES TO BE REMOVED (TIE) TO BE REMOVED OR RELOCATED (TIE) TO BE RELOCATED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER PRIOR TO CONSTRUCTION. THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL NECESSARY MEASURES ARE TAKEN, WHETHER TEMPORARY OR PERMANENT, TO ALLOW FOR PROPER FUNCTIONING OF EXISTING UTILITIES.

BOHLER
BOHLER ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGER
LANDSCAPE ARCHITECTURE
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS		
REV	DATE	COMMENT
1	8/20/21	1st ASR RESUBMITTAL
2	8/21/21	2nd ASR RESUBMITTAL
3	11/16/21	3rd ASR RESUBMITTAL
4	12/20/21	4th ASR RESUBMITTAL

811
Before you dig,
call 811.
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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT NO: NCRT1921
DRAWN BY: CMA
CHECKED BY: CMA
DATE: 8/20/21
CAD KD: 8/20/21

PROJECT: ADMINISTRATIVE SITE REVIEW

FOR: CAPITAL SQUARE

PROPOSED TWENTY-STORY MIXED-USE BUILDING
320 W SOUTH ST
RALEIGH, NC

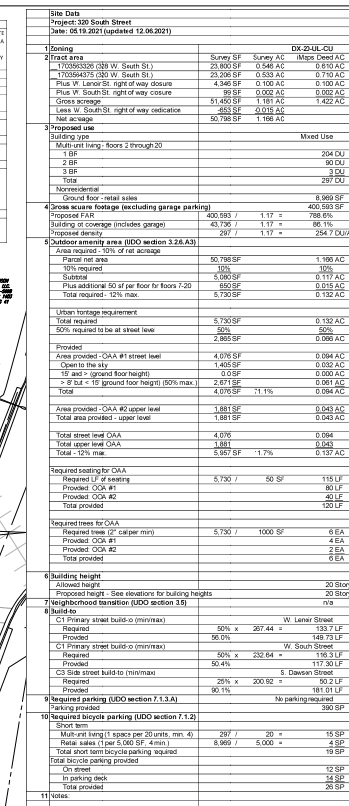
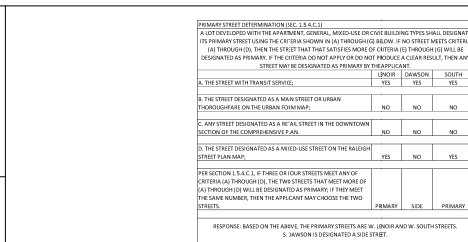
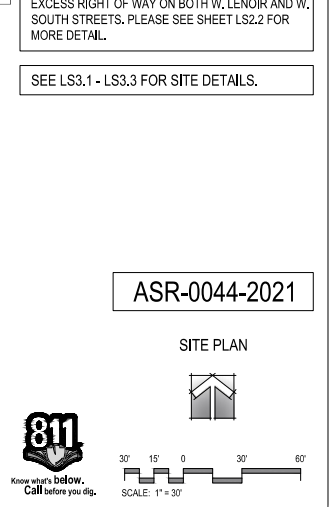
BOHLER
BOHLER ENGINEERING NC, PLLC
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 576-8000
NC@BohlerEng.com



SHEET TITLE: DEMOLITION PLAN

SHEET NUMBER: C-201

REVISION 4 - 12/20/21

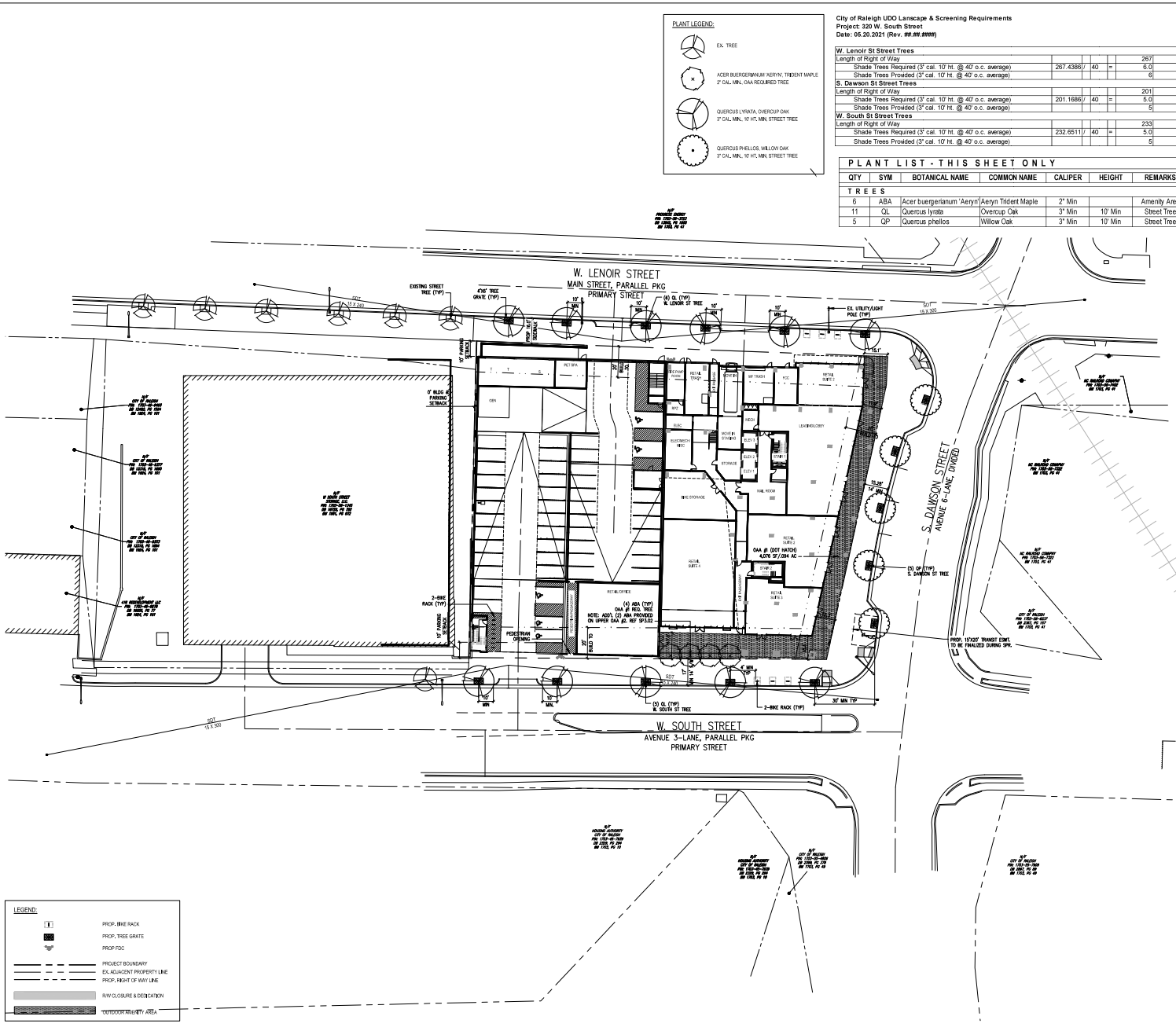
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SANITARY STRUCTURE SCHEDULE			
NAME	TYPE	RIM ELEV. (FT.)	INVERTS
100	EX COR MH	281.57	INV IN = 283.79 (8") INV OUT = 283.79 (8")
101	COR S-20	281.60	INV IN = 285.18 (8") INV OUT = 284.98 (8")
102	COR S-20	281.59	INV IN = 285.77 (8") INV OUT = 285.57 (8")
103	EX COR MH	282.83	INV OUT = 286.97 (8")

SANITARY PIPE SCHEDULE							
FROM	FROM INV	TO	TO INV	PIPE LENGTH	SLOPE (%)	DIAMETER (IN.)	MATERIAL
100	283.75	101	284.98	57.09'	2.16%	8"	PVC
101	285.18'	102	285.50'	20.47'	1.55%	8"	PVC
102	285.73'	103	286.97'	78.65'	1.61%	8"	PVC

N/C
PROJECT ENERGY
P/R 1703-06-1223
IN 1703 PG 70
IN 1703 PG 41

UTILITY LEGEND		
SYMBOL	DESCRIPTION	NOTES
1	1" WATER	
2	2" WATER	
3	3" WATER	
4	4" WATER	
5	6" WATER	
6	8" WATER	
7	10" WATER	
8	12" WATER	
9	14" WATER	
10	16" WATER	
11	18" WATER	
12	20" WATER	
13	24" WATER	
14	30" WATER	
15	36" WATER	
16	42" WATER	
17	48" WATER	
18	54" WATER	
19	60" WATER	
20	72" WATER	
21	84" WATER	
22	96" WATER	
23	108" WATER	
24	120" WATER	
25	132" WATER	
26	144" WATER	
27	156" WATER	
28	168" WATER	
29	180" WATER	
30	192" WATER	
31	204" WATER	
32	216" WATER	
33	228" WATER	
34	240" WATER	
35	252" WATER	
36	264" WATER	
37	276" WATER	
38	288" WATER	
39	300" WATER	
40	312" WATER	
41	324" WATER	
42	336" WATER	
43	348" WATER	
44	360" WATER	
45	372" WATER	
46	384" WATER	
47	396" WATER	
48	408" WATER	
49	420" WATER	
50	432" WATER	
51	444" WATER	
52	456" WATER	
53	468" WATER	
54	480" WATER	
55	492" WATER	
56	504" WATER	
57	516" WATER	
58	528" WATER	
59	540" WATER	
60	552" WATER	
61	564" WATER	
62	576" WATER	
63	588" WATER	
64	600" WATER	
65	612" WATER	
66	624" WATER	
67	636" WATER	
68	648" WATER	
69	660" WATER	
70	672" WATER	
71	684" WATER	
72	696" WATER	
73	708" WATER	
74	720" WATER	
75	732" WATER	
76	744" WATER	
77	756" WATER	
78	768" WATER	
79	780" WATER	
80	792" WATER	
81	804" WATER	
82	816" WATER	
83	828" WATER	
84	840" WATER	
85	852" WATER	
86	864" WATER	
87	876" WATER	
88	888" WATER	
89	900" WATER	
90	912" WATER	
91	924" WATER	
92	936" WATER	
93	948" WATER	
94	960" WATER	
95	972" WATER	
96	984" WATER	
97	996" WATER	
98	1008" WATER	
99	1020" WATER	
100	1032" WATER	
101	1044" WATER	
102	1056" WATER	
103	1068" WATER	
104	1080" WATER	
105	1092" WATER	
106	1104" WATER	
107	1116" WATER	
108	1128" WATER	
109	1140" WATER	
110	1152" WATER	
111	1164" WATER	
112	1176" WATER	
113	1188" WATER	
114	1200" WATER	
115	1212" WATER	
116	1224" WATER	
117	1236" WATER	
118	1248" WATER	
119	1260" WATER	
120	1272" WATER	
121	1284" WATER	
122	1296" WATER	
123	1308" WATER	
124	1320" WATER	
125	1332" WATER	
126	1344" WATER	
127	1356" WATER	
128	1368" WATER	
129	1380" WATER	
130	1392" WATER	
131	1404" WATER	
132	1416" WATER	
133	1428" WATER	
134	1440" WATER	
135	1452" WATER	
136	1464" WATER	
137	1476" WATER	
138	1488" WATER	
139	1500" WATER	
140	1512" WATER	
141	1524" WATER	
142	1536" WATER	
143	1548" WATER	
144	1560" WATER	
145	1572" WATER	
146	1584" WATER	
147	1596" WATER	
148	1608" WATER	
149	1620" WATER	
150	1632" WATER	
151	1644" WATER	
152	1656" WATER	
153	1668" WATER	
154	1680" WATER	
155	1692" WATER	
156	1704" WATER	
157	1716" WATER	
158	1728" WATER	
159	1740" WATER	
160	1752" WATER	
161	1764" WATER	
162	1776" WATER	
163	1788" WATER	
164	1800" WATER	
165	1812" WATER	
166	1824" WATER	
167	1836" WATER	
168	1848" WATER	
169	1860" WATER	
170	1872" WATER	
171	1884" WATER	
172	1896" WATER	
173	1908" WATER	
174	1920" WATER	
175	1932" WATER	
176	1944" WATER	
177	1956" WATER	
178	1968" WATER	
179	1980" WATER	
180	1992" WATER	
181	2004" WATER	
182	2016" WATER	
183	2028" WATER	
184	2040" WATER	
185	2052" WATER	
186	2064" WATER	
187	2076" WATER	
188	2088" WATER	
189	2100" WATER	
190	2112" WATER	
191	2124" WATER	
192	2136" WATER	
193	2148" WATER	
194	2160" WATER	
195	2172" WATER	
196	2184" WATER	
197	2196" WATER	
198	2208" WATER	
199	2220" WATER	
200	2232" WATER	
201	2244" WATER	
202	2256" WATER	
203	2268" WATER	
204	2280" WATER	
205	2292" WATER	
206	2304" WATER	
207	2316" WATER	
208	2328" WATER	
209	2340" WATER	
210	2352" WATER	
211	2364" WATER	
212	2376" WATER	
213	2388" WATER	
214	2400" WATER	
215	2412" WATER	
216	2424" WATER	
217	2436" WATER	
218	2448" WATER	
219	2460" WATER	
220	2472" WATER	
221	2484" WATER	
222	2496" WATER	
223	2508" WATER	
224	2520" WATER	
225	2532" WATER	
226	2544" WATER	
227	2556" WATER	
228	2568" WATER	
229	2580" WATER	
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239	2700" WATER	
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242	2736" WATER	
243	2748" WATER	
244	2760" WATER	
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251	2844" WATER	
252	2856" WATER	
253	2868" WATER	
254	2880" WATER	
255	2892" WATER	
256	2904" WATER	
257	2916" WATER	
258	2928" WATER	
259	2940" WATER	
260	2952" WATER	
261	2964" WATER	
262	2976" WATER	
263	2988" WATER	
264	3000" WATER	
265	3012" WATER	
266	3024" WATER	
267	3036" WATER	
268	3048" WATER	
269	3060" WATER	
270	3072" WATER	
271	3084" WATER	
272	3096" WATER	
273	3108" WATER	
274	3120" WATER	
275	3132" WATER	
276	3144" WATER	
277	3156" WATER	
278	3168" WATER	
279	3180" WATER	
280	3192" WATER	
281	3204" WATER	
282	3216" WATER	
283	3228" WATER	
284	3240" WATER	
285	3252" WATER	
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333	3828" WATER	
334	3840" WATER	
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337	3876" WATER	
338	3888" WATER	
339	3900" WATER	
340	3912" WATER	
341	3924" WATER	
342	3936" WATER	
343	3948" WATER	
344	3960" WATER	
345	3972" WATER	
346	3984" WATER	
347	3996" WATER	
348	4008" WATER	
349	4020" WATER	
350	4032" WATER	
351	4044" WATER	
352	4056" WATER	
353	4068" WATER	
354	4080" WATER	
355	4092" WATER	
356	4104" WATER	
357	4116" WATER	
358	4128" WATER	
359	4140" WATER	
360	4152" WATER	
361	4164" WATER	
362	4176" WATER	
363	4188" WATER	
364	4200" WATER	
365	4212" WATER	
366	4224" WATER	
367	4236" WATER	
368	4248" WATER	
369	4260" WATER	
370	4272" WATER	
371	4284" WATER	
372	4296" WATER	
373	4308" WATER	
374	4320" WATER	
375	4332" WATER	
376	4344" WATER	
377	4356" WATER	
378	4368" WATER	
379	4380" WATER	
380	4392" WATER	
381	4404" WATER	
382	4416" WATER	
383	4428" WATER	
384	4440" WATER	
385	4452" WATER	
386	4464" WATER	
387	4476" WATER	
388	4488" WATER	
389	4500" WATER	
390	4512" WATER	
391	4524" WATER	
392	4536" WATER	
393	4548" WATER	
394	4560" WATER	
395	4572" WATER	
396	4584" WATER	
397	4596" WATER	
398	4608" WATER	
399	4620" WATER	
400	4632" WATER	
401	4644" WATER	
402	4656" WATER	
403	4668" WATER	
404	4680" WATER	
405	4692" WATER	
406	4704" WATER	
407	4716" WATER	
408	4728" WATER	
409	4740" WATER	
410	4752" WATER	
411	4764" WATER	
412	4776" WATER	
413	4788" WATER	
414	4800" WATER	
415	4812" WATER	
416	4824" WATER	
417	4836" WATER	
418	4848" WATER	
419	4860" WATER	
420	4872" WATER	
421	4884" WATER	
422	4896" WATER	
423	4908" WATER	
424	4920" WATER	
425	4932" WATER	
426	4944" WATER	
427	4956" WATER	
428	4968" WATER	
429	4980" WATER	
430	4992" WATER	
431	5004" WATER	
432	5016" WATER	
433	5028" WATER	
434	5040" WATER	
435	5052" WATER	
4		



EXISTING SITE DATA:

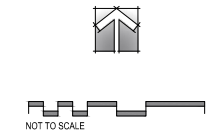
SITE ADDRESS:	320 W. SOUTH ST & 328 W. SOUTH ST, RALEIGH, NC
PN NUMBER:	17050005, 17050020
DEED BOOK:	BOOK 1752, PGS 5075
RECORDED MAP:	BOOK 1752, PGS 5075
ZONING:	DC-2000-100
OVERLAY DISTRICT:	NA
ADJACENT:	1.00 AC
EXISTING USE:	STORAGE BUILDING, WAREHOUSE
ALLUVAL SOIL:	NA
FEAS MAP NUMBER:	NA

- LANDSCAPE NOTES:**
- CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION.
 - THE PLANTING REQUIREMENTS PLANNING REQUIRED BY THE CITY OF RALEIGH.
 - ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
 - ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.
 - LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH.
 - ALL PLANTING AREAS ARE TO BE MULCHED TO A MINIMUM DEPTH OF 2" MAXIMUM DEPTH OF 4" WITH AGED THREE SHREDED HARDWOOD MULCH FROM A SINGLE SOURCE. COMMERCIAL VENDOR WITH A MINIMUM PORTABLE LBS OF 2 INCHES FREE OF WEED SEEDS AND HAZARD MATERIALS. NO FINE STRAW PERMITTED. KEEP MULCH 4 TO 8 INCHES AWAY FROM TREE TRUNKS OR STEMS.
 - WITHIN THE BUILT TRIMLINES SHOWN ON THE PLAN, THERE SHALL BE NO BRIGHT OBSTRUCTING OR PARTS OF OBSTRUCTING WALL, FENCE, BOX, FOLIAGE, BARRIER, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 2 INCHES AND 6 FEET ABOVE THE CURBLINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBLINE EXISTS.
 - ALL NEW CONSTRUCTION AND EQUIPMENT AND UTILITIES SERVICES TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDIESTALS, ELECTRICAL TRANSFORMERS, BACKUP/GENERATOR PEDIESTAL, ETC. SHALL BE SCREENED FROM OFF-APPEAL VIEW BY EVERGREEN SHRUBS, FENCE OR WALL.
 - ALL CONFLICTS BETWEEN PROPOSED LANDSCAPE, UTILITIES AND STORMWATER SHALL BE RESOLVED PRIOR TO INSTALLATION FOR ALL BUILDING MATERIAL, UTILITY AND STORMWATER PLANS DEPICTED IN THE SUBMITTAL ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.
 - STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
 - MIN. 30' DISTANCE SHALL BE PROVIDED BETWEEN LIGHT POLES AND TREE TRUNKS.
 - TREES SHALL BE 30' MIN FROM STOP SIGNS AND 15' MIN FROM DRIVEWAYS AND UTILITY POLES.
 - TREES SHALL NOT BE IN THE CURVE TRANSITIONING FROM ONE STREET TO ANOTHER.
 - TREES WITHIN 20' FT. OF OVERHEAD POWER LINES SHOULD BE UNDERSTORY TREES.
 - CONTRACTOR SHALL NOT PLANT TREES WHERE AT ANY LOCATION WHERE THEY WILL INTERFERE WITH PEDESTRIAN EXISTING AUTOS PARKED IN PARALLEL SPACES.
 - A TREE IMPACT PERMIT IS REQUIRED FOR TREES INSTALLED IN THE PUBLIC RIGHT-OF-WAY PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
 - THE SITE SHALL BE STABILIZED AND SEEDING PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).

SEE LS.1.1 FOR SITE PLAN.
SEE LS.3.1 - LS.3.3 FOR SITE DETAILS.
SEE LP.3.1 FOR LANDSCAPE DETAILS AND NOTES.

ASR-0044-2021

LANDSCAPE PLAN



JDAVIS
5115 South Waverly Street Raleigh, NC 27603 | 414.353.5500
1414 Glenwood Dr. Suite 1000 Durham, NC 27603 | 414.353.5500

ASR-0044-2021 (Admin. Site Review)
REFERENCE: XXXXXXXX

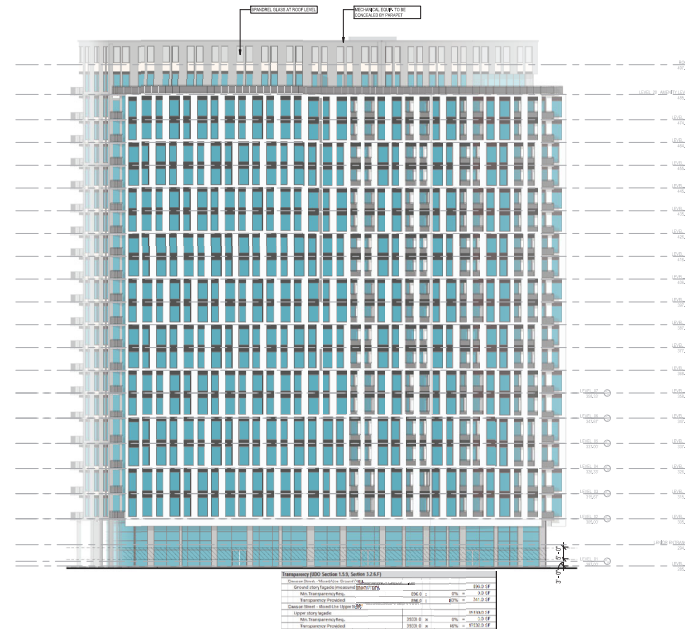
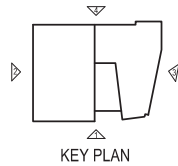
ADMINISTRATIVE SITE REVIEW

PROJECT:	CS-2005-140	DATE:
ISSUE:	Administrative Site Review	05.20.2021
REVISIONS:	1st Review Comments	08.08.2021
	2nd Review Comments	08.24.2021
	3rd Review Comments	12.08.2021
DRAWN BY:	CHK	
CHECKED BY:	KT	
CONTENT:	LANDSCAPE PLAN	

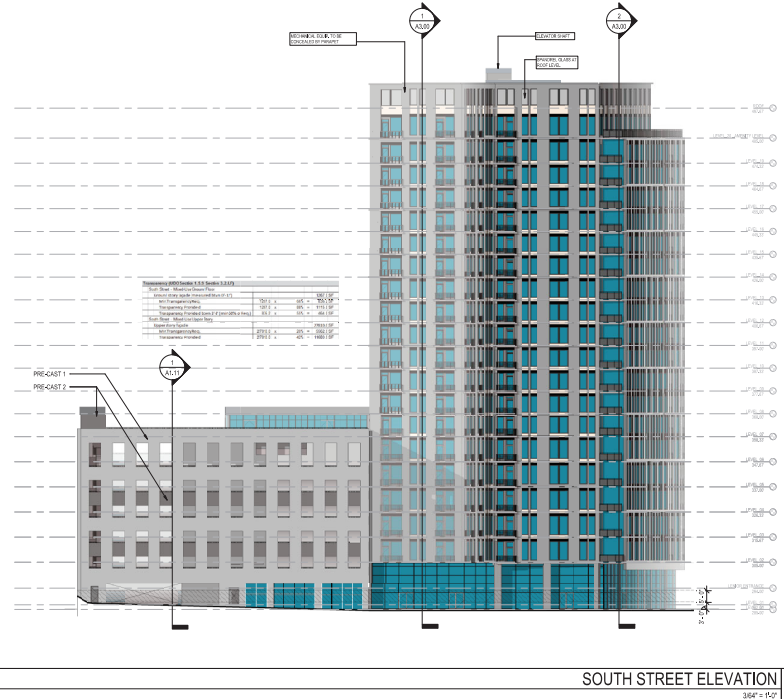
LP1.1

PROJECT	2005	DATE
ISSUE	SCHEMATIC SET	04/02/01
REVISIONS	ASR COMMENTS	04/02/01

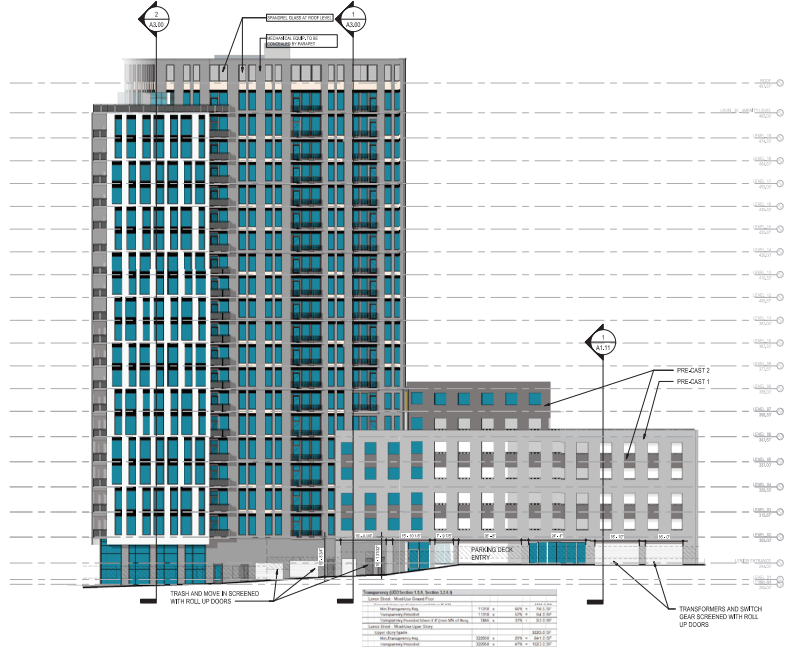
DRAWN BY	Author
CHECKED BY	Checker
CONTENT	OVERALL BUILDING ELEVATIONS



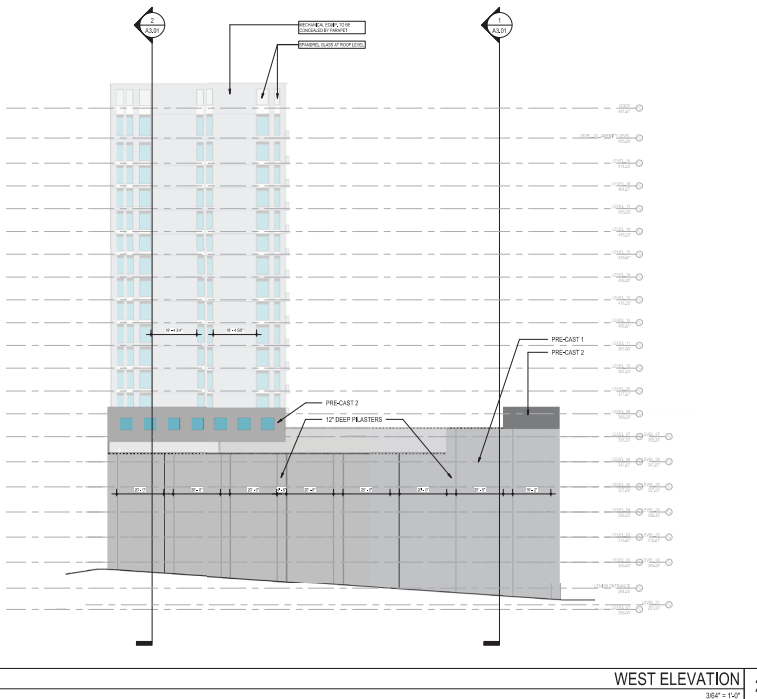
DAWSON STREET ELEVATION 3



SOUTH STREET ELEVATION 1



LENOIR STREET ELEVATION 4



WEST ELEVATION 2