

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

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

Site Plan Tier: Tier Two Site Plan ☐ Tier Three Site Plan ☐

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

GENERAL INFORMATION

Development name:

Inside City limits? Yes ☐ No ☐

Property address(es):

Site P.I.N.(s):

Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).

Project includes closure and demolition of a portion of South Street between S Dawson Street & S McDowell St and the construction of a proposed amphitheater with associated infrastructure.

Current Property Owner(s): City of Raleigh/NCDOT

Company: City of Raleigh (Rodney Faulk)

Title: General Manager

Address: 222 W Hargett St Raleigh, NC 27601

Phone #: 919-996-8531

Email: rodney.faulk@raleighnc.gov

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

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

Company:

Address:

Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact:	
Company:	Title:
Address:	
Phone #:	Email:
Applicant Name:	
Company:	Address:
Phone #:	Email:

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each):	Existing gross floor area (not to be demolished):
Gross site acreage:	Existing gross floor area to be demolished:
# of parking spaces proposed:	New gross floor area:
Max # parking permitted (7.1.2.C):	Total sf gross (to remain and new):
Overlay District (if applicable):	Proposed # of buildings:
Existing use (UDO 6.1.4):	Proposed # of stories for each:
Proposed use (UDO 6.1.4):	Proposed # of basement levels (UDO 1.5.7.A.6)

STORMWATER INFORMATION	
Imperious Area on Parcel(s):	Impervious Area for Compliance (includes ROW):
Existing (sf) _____ Proposed total (sf) _____	Existing (sf) _____ Proposed total (sf) _____

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

Continue to Applicant Signature Block on Page 4.

APPLICANT SIGNATURE BLOCK

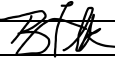
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for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

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

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

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

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

Signature: 	Date:
Printed Name:	
Signature:	Date:
Printed Name:	

205 W LENOIR STREET
RALEIGH, WAKE COUNTY, NORTH CAROLINA
A DEVELOPMENT BY: CITY OF RALEIGH
RALEIGH, NORTH CAROLINA 27601

PROJECT LOCATION MAP

SCALE: NOT TO SCALE

VICINITY MAP

SCALE: 1" = 500'

Sheet List Table	
Sheet Number	Sheet Title
C-001	COVER SHEET
C-002	EXISTING CONDITIONS SURVEY-1
C-003	EXISTING CONDITIONS SURVEY-2
C-004	EXISTING CONDITIONS SURVEY-3
C-005	DEMOLITION PLAN
C-100	PRELIMINARY SITE PLAN
C-101	BUILD-TO TRUCK TURN EXHIBIT
C-102	PLAT EXHIBIT
C-200	PRELIMINARY GRADING AND DRAINAGE PLAN
C-201	UNDERGROUND DETENTION DETAIL
C-300	PRELIMINARY UTILITY PLAN
L-501	PLANTING PLAN
A-101	OVERALL FLOOR PLAN - LEVEL 1
A-102	OVERALL FLOOR PLAN - LEVEL 2
A-120	EXTERIOR ELEVATIONS

Owner
City of Raleigh
219 Fayetteville Street, Suite 801
Raleigh, NC 27601
919-998-6575

Architect of Record / Landscape Architect
RATIO
227 Fayetteville Street, Suite 301
Raleigh, North Carolina 27601
919-821-0805

Design Architect / Interior Designer
TVS
1200 Peachtree Street NE, Suite 200
Atlanta, GA 30309
404-888-6600

Civil Engineer
Kimley Horn
421 Fayetteville Street, Suite 600
Raleigh, NC 27601
919-677-2000

Surveyor
KCI ASSOCIATES OF NC
4505 FALLS OF NEUSE ROAD, #400
Raleigh, NC 27609
ROB BAUMGARTNER, PLS
PHONE: (919) 290-7344
ROB.BAUMGARTNER@KCI.COM

C-001

1. THIS PLAN HAS BEEN PREPARED WITH THE FOLLOWING TITLE COMMITMENTS

1. TRACT 1:
(205 W CABARRUS ST) FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT # RA2003-00445 DATED AUG 5, 2003
(229 W LENIOR ST) FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT # 031-13551 DATED AUG 25, 2003
TRACT 2 (5 DAWSON ST) FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT # 031-13555 DATED AUG 25, 2003
(525 S DAWSON ST) FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT # 031-13555 DATED AUG 25, 2003
(530 S DAWSON ST) FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT # 031-13554 DATED AUG 25, 2003
TRACT 3 (5 DAWSON ST) FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT # 19-10813A, DATED SEPT 3, 2019
TRACT 3 CHARGED TITLE INSURANCE COMPANY COMMITMENT # 19-10813RA, DATED SEPT 3, 2019
TRACT 4: NOT AVAILABLE AT TIME OF SURVEY
TRACT 6: NOT AVAILABLE AT TIME OF SURVEY
2. ADDITIONAL TITLE EXAMINATION PROVIDED BY CLIENT
120 W LENIOR STREET - DOES NOT APPLY; OUTSIDE PROJECT LIMITS
130 W LENIOR STREET - DOES NOT APPLY; OUTSIDE PROJECT LIMITS
519 S MCDOWELL STREET - DOES NOT APPLY; OUTSIDE PROJECT LIMITS
3. AREA SHOWN HEREON COMPUTED BY COORDINATE METHOD.
4. THE BASIS OF THE BEARING SHOWN HEREON IS NC STATE PLANE GRID NORTH (NAD 83/2011) BASED ON REAL TIME KINEMATIC GPS OBSERVATIONS (VRS) TAKEN IN FEBRUARY 2024
5. VERTICAL INFORMATION SHOWN HEREON IS BASED ON NAVD83 BASED ON REAL TIME KINEMATIC GPS OBSERVATIONS (VRS) TAKEN IN FEBRUARY 2024
6. SUBJECT PROPERTIES KNOWN AS PARCEL NUMBERS: AS SHOWN
7. THE LOCATION OF SUB SURFACE UTILITIES AS SHOWN HEREON ARE BASED ON FIELD LOCATION OF VISIBLE AND OBVIOUS SURFACE FEATURES ALONG WITH S.U.E. LEVEL B DESIGNATING BY KCI IN FEBRUARY 2024.
8. TRACTS 2, 3, AND 6 ARE USED FOR PARKING BUT THERE ARE NO MARKED PARKING SPACES.
9. THERE IS NO EVIDENCE OF RECENT CONSTRUCTION ACTIVITY ON THIS PROPERTY.
10. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS ON THIS PROPERTY.
11. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
12. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, PUMP OR SANITARY LANDFILL.
13. THERE IS NO OBSERVABLE EVIDENCE OF A CEMETERY FOUND ON THIS PROPERTY.
14. SUBJECT PARCELS HAVE DIRECT VEHICULAR ACCESS TO FOLLOWING PUBLIC RIGHTS OF WAY:
TRACT 1: S MCDOWELL STREET AND W LENIOR STREET
TRACT 2: W LENIOR STREET AND W SOUTH STREET
TRACT 3: S MCDOWELL STREET, W LENIOR STREET AND W SOUTH STREET
TRACT 4: ENTIRE TRACT LIES WITHIN PUBLIC RIGHT OF S DAWSON STREET
TRACT 5: ENTIRE TRACT LIES WITHIN PUBLIC RIGHT OF S MCDOWELL STREET
TRACT 6: W SOUTH STREET; OTHER ADJACENT ROADWAYS ARE CONTROLLED ACCESS.

PART OF TRACT 1 (205 W CABARRUS ST)
SCHEDULE B PART II

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR THE VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT
-NOT A MATTER OF SURVEY
2. TAXES, DUES AND ASSESSMENTS FOR THE YEAR 2003 DUE AND PAYABLE, BUT NOT YET DELINQUENT AND THOSE FOR SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.
-NOT A MATTER OF SURVEY
3. ANY DISCREPANCIES, CONFLICTS, ACCESS SHORTAGES IN AREA OR BOUNDARY, ENCRUMBMENTS, ENCUMBRANCES, ENCUMBRANCES OR CLAIMS OF EASEMENTS, RIPIAN RIGHTS, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURAL GROUNDS, MARSHES, DREGGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGHTWATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER MATTERS WHICH WOULD BE REVEALED BY A CURRENT INSPECTION AND ACCURATE SURVEY OF THE LAND.
-NOT A MATTER OF SURVEY
4. RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY, UNDER UNRECORDED LEASES.
-NOT A MATTER OF SURVEY
5. PARTY WALL AGREEMENT BETWEEN SRI WALTER CHEVROLET COMPANY AND CAMERON VILLAGE, INC., FILED FOR RECORD IN BOOK 1272, PAGE 84, WAKE COUNTY REGISTRY.
-PARTY WALL DESCRIBED NO LONGER EXISTS
6. EASEMENT(S) TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 888, PAGE 34, WAKE COUNTY REGISTRY
-BLANKET TYPE EASEMENT
7. NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF SRI WALTER CHEVROLET COMPANY INCORPORATED IN DEED TO SRI WALTER CHEVROLET COMPANY RECORDED IN BOOK 1273, PAGE 87, WAKE COUNTY REGISTRY
-SHOWN HEREIN, SURROUNDING PARCELS WERE SUBSEQUENTLY RECOMBINED, UNKNOWN IF EASEMENT WAS VACATED
8. MEMORANDUM OF LEASE BY AND BETWEEN YORK FAMILY PROPERTIES LIMITED PARTNERSHIP AND THE STATE OF NORTH CAROLINA RECORDED IN BOOK 8874, PAGE 620, WAKE COUNTY REGISTRY.
-NOT A MATTER OF SURVEY
9. POSSIBLE ENCRUMBMENTS AS STATE IN DEEDS NO LONGER IN BOOK 1702, PAGE 247; BOOK 1702, PAGE 248; BOOK 4409, PAGE 243; WAKE COUNTY REGISTRY
-BUILDING ENCRACHING INTO R/W OF DAWSON NO LONGER EXISTS.

TAXES FOR THE YEAR OF 2004 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE
-NOT A MATTER OF SURVEY

2. RIGHT OF WAY OF W LENOX STREET
-R/W SHOWN HEREON
3. BUILDING RESTRICTION LINES, EASEMENTS, RIGHTS OF WAY AND/OR ANY OTHER FACTS AS SHOWN ON MAP RECORDED IN BOOK OF MAPS 1954, PAGE 31. WAKE COUNTY REGISTRY
-NOTHING PLOTTABLE
4. DECLARATION OF CROSS EASEMENT RECORDED IN BOOK 4013, PAGE 88, WAKE COUNTY REGISTRY
-NOTHING PLOTTABLE. CROSS EASEMENT OF PARCELS WITH ACCESS DRIVES OFF W LENOX STREET AND S McDOWELL STREET, MENTIONS ITS SHOWN ON 1986 SITE PLAN HAS NOT PROVIDED. PARCEL SUBSEQUENTLY RECOMBINED UNDER ONE OWNERSHIP. UNCLERIF EASEMENT HAS BEEN VACATED.
5. RIGHTS OF TENANTS? (IF ANY) IN POSSESSION, AS TENANTS ONLY, UNDER UNRECORDED LEASES.
-NOT A MATTER OF SURVEY
6. SUCH STATE OF FACTS AS WOULD BE DISCLOSED BY A CURRENT AND ACCURATE SURVEY AND INSPECTION OF THE LAND.
-SHOWN HEREON IF WOULD DURING COURSE OF SURVEY

1. TAXES FOR THE YEAR 2004 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE
NOT A MATTER OF SUBSTANCE

1. TAXES FOR THE YEAR 2004 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.
-NOT A MATTER OF SURVEY
2. RIGHT OF WAY OF S DAWSON STREET
-SHOWN HEREON
3. EASEMENT TO CAROLINA POWER AND LIGHT COMPANY, RECORDED IN BOOK 3383, PAGE 722, WAKE COUNTY REGISTRY
-BLANKET TYPE EASEMENT
4. DECLARATION OF CROSS EASEMENT RECORDED IN 4013, PAGE 889, WAKE COUNTY REGISTRY.
-SUCH CROSS EASEMENT EASEMENT OF PARCELS WITH ACCESS DRIVES OFF WILSON ROAD, STREET AND S McDOWELL STREET. MENTIONS ITS SHOWN ON 1988 SITE PLAN NOT PROVIDED. PARCEL SUBSEQUENTLY RECOMBINED UNDER ONE OWNERSHIP, UNCLERAI IF EASEMENT HAS BEEN VACATED
5. RIGHTS OF TENANT(S) (IF ANY) IN POSSESSION, AS TENANTS ONLY. UNDER UNRECORDED LEASES
-NOT A MATTER OF SURVEY
6. SUCH STATE OF FACTS AS WOULD BE DISCLOSED BY A CURRENT AND ACCURATE SURVEY AND INSPECTION OF THE LAND.
-SHOWN HEREON IF FOUND DURING COURSE OF SURVEY

PART OF TRACT 1 (525 S DAWSON ST)
SCHEDULE B PART II

1. TAXES FOR THE YEAR 2004 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.
-NOT A MATTER OF SURVEY
2. PARTY WALL AGREEMENT RECORDED IN BOOK 1272, PAGE 546, WAKE COUNTY REGISTRY.
-PARTY WALL DESCRIBED NO LONGER EXISTS
3. RIGHT OF WAY OF S DAWSON STREET
-SHOWN HEREON
4. OVERLAP AREA AS CREATED AND DESCRIBED IN DEEDS RECORDED IN DEED BOOK 1273, PAGE 97 AND DEED BOOK 1057, PAGE 504, WAKE COUNTY REGISTRY.
-EASEMENT SHOWN HEREON. PARTY WALL DESCRIBED NO LONGER EXISTS
5. TITLE TO THAT PORTION OF PROPERTY LYING WITHIN THE SEVEN (7) BY FORTY-NINE (49) FOOT STRIP BETWEEN OLD DAWSON STREET AND NEW DAWSON STREET.
-CURRENT R/W OF DAWSON STREET SHOWN HEREON
6. RIGHTS OF TENANT(S) IF ANY IN POSSESSION, AS TENANTS ONLY, UNDER UNRECORDED LEASES
-NOT A MATTER OF SURVEY
7. SUCH STATE OF FACTS AS WOULD BE DISCLOSED BY A CURRENT AND ACCURATE SURVEY AND INSPECTION OF THE LAND
-SHOWN HEREON IF ASKED DURING COURSE OF SURVEY

PART OF TRACT 1 (530 S MCDOWELL ST)
SCHEDULE B PART II

1. TAXES FOR THE YEAR 2004 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.
-NOT A MATTER OF SURVEY
2. PARTY WALL AGREEMENT RECORDED IN BOOK 1272, PAGE 546, WAKE COUNTY REGISTRY.
-PARTY WALL DESCRIBED NO LONGER EXISTS
3. RIGHT OF WAY OF S DAWSON STREET
-SHOWN HEREON
4. OVERLAP AREA AS CREATED AND REGISTERED IN DEEDS RECORDED IN DEED BOOK 1273, PAGE 97 AND DEED BOOK 1057, PAGE 604, WAKE COUNTY REGISTRY.
-EASEMENT SHOWN HEREON, PARTY WALL DESCRIBED NO LONGER EXISTS
5. TITLE TO THAT PORTION OF PROPERTY LYING WITHIN THE SEVEN (7) BY FORTY-NINE (49) FOOT STRIP BETWEEN OLD DAWSON STREET AND NEW DAWSON STREET.
-CURRENT R/W OF DAWSON STREET SHOWN HEREON
6. RIGHTS OF TENANTS (IF ANY) IN POSSESSION, AS TENANTS ONLY, UNDER UNRECORDED LEASES -NOT A MATTER OF SURVEY
7. SUCH STATE OF FACTS AS WOULD BE DISCLOSED BY A CURRENT AND ACCURATE SURVEY AND INSPECTION OF THE LAND.
-SHOWN HEREON IF FOUND DURING COURSE OF SURVEY

TRACTS 2 AND 3
SCHEDULE B PART I

1. ANY DEFECT, LIE, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED THROUGH THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.
 - NOT A MATTER OF SURVEY
 2. TAXES OR ASSESSMENTS FOR THE YEAR 2020, AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE - NOT A MATTER OF SURVEY
 3. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND LIENS PROVIDED FOR IN INSTRUMENT(S) FILED IN BOOK 2008, PAGE 223; AND BOOK 2855, PAGE 90, AND ANY RELATED MAPS, PLANS, BYLAWS AND OTHER DOCUMENT(S) AND AMENDMENT(S), BUT OMITTING ANY COVENANTS OR RESTRICTIONS IF, ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, OR SOURCE OF INCOME AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SUCH COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.
 - BK 2926 PS 223 AND BK 2855 PS 90, REFERENCE BK 2400 PG 526 WHICH DETAIL LAND CONTROLS AND RESTRICTIONS AS TO REDEVELOPMENT. DOCUMENT OUTLINES RESTRICTIONS BASED ON LAND USE PLAN WHICH IS NOT LEGAL AT DATE OF DOCUMENT
 4. ANY RIGHT/ EASEMENT/ SETBACK/ INTEREST, CLAIM, ENCROACHMENT/ ENCUMBRANCE, VIOLATION, VARIATION, VIOLATION, VIOLATION, VIOLATION AFFECTING THE TITLE DISCLOSED BY PLAT(S) OTHERWISE RECORDED IN BOOK OF MAPS, ____ (RECORDING INFORMATION TO BE PROVIDED)
 5. ANY DISCREPANCY/ CONFLICT, MATTERS REGARDING ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, UNLAWFUL ENCROACHMENT, VIOLATION, VIOLATION, VIOLATION/ SETBACK, ENCUMBRANCE OR CLAIMS OR EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BARRIERS, GROUNDS, MARSHES, DREDGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGHWATER MARK OR ANY ADJACING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE TO BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND REASONABLE SURVEY OF THE PROPERTY
 6. ____-SHOWN HEREON IF FOUND DURING COURSE OF SURVEY
- UPON RECEIPT OF A CURRENT LAND SURVEY AND SURVEYOR'S REPORT, THIS EXCEPTION WILL BE ELIMINATED OR AMENDED IN ACCORDANCE WITH THE FACTS SHOWN THEREBY.
6. TEMPORARY EASEMENT TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 2938, PAGE 568
 - SHOWN HEREON
 7. EASEMENT TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 2952, PAGE 846.
 - ROW DESCRIBED SHOWN HEREON ALONG SOUTH STREET AND MCDOWELL ST.
 8. EASEMENT(S) TO CAROLINA POWER AND LIGHT COMPANY RECORDED IN BOOK 2425, PAGE 276; AND BOOK 3383, PAGE 1.
 - BK 2425 PG 279 - NOT PLOTTABLE CLEARABLE
 - BK 3383 PG 121 - EXPLICIT WITH DESCRIPTION GIVEN
 9. THE CORRECTNESS OF THE SQUARE FOOTAGE/ACREAGE COMPUTATION CONTAINED IN THE INSTRUMENT OF THE TITLE IS NOT INSURED.
 - AREAS SHOWN HEREON

TRACTS 2 AND 3
LEGAL DESCRIPTIONS (PER COMMITMENT)

IN THE STATE OF NC, COUNTY OF WAKE, TRACT 1 (FROM DEED BOOK 2835, PAGE 99) PARCEL ONE

(TRACT2 HEREON)

[illegible]

CEL 2 (TRACT 3 HEREON)

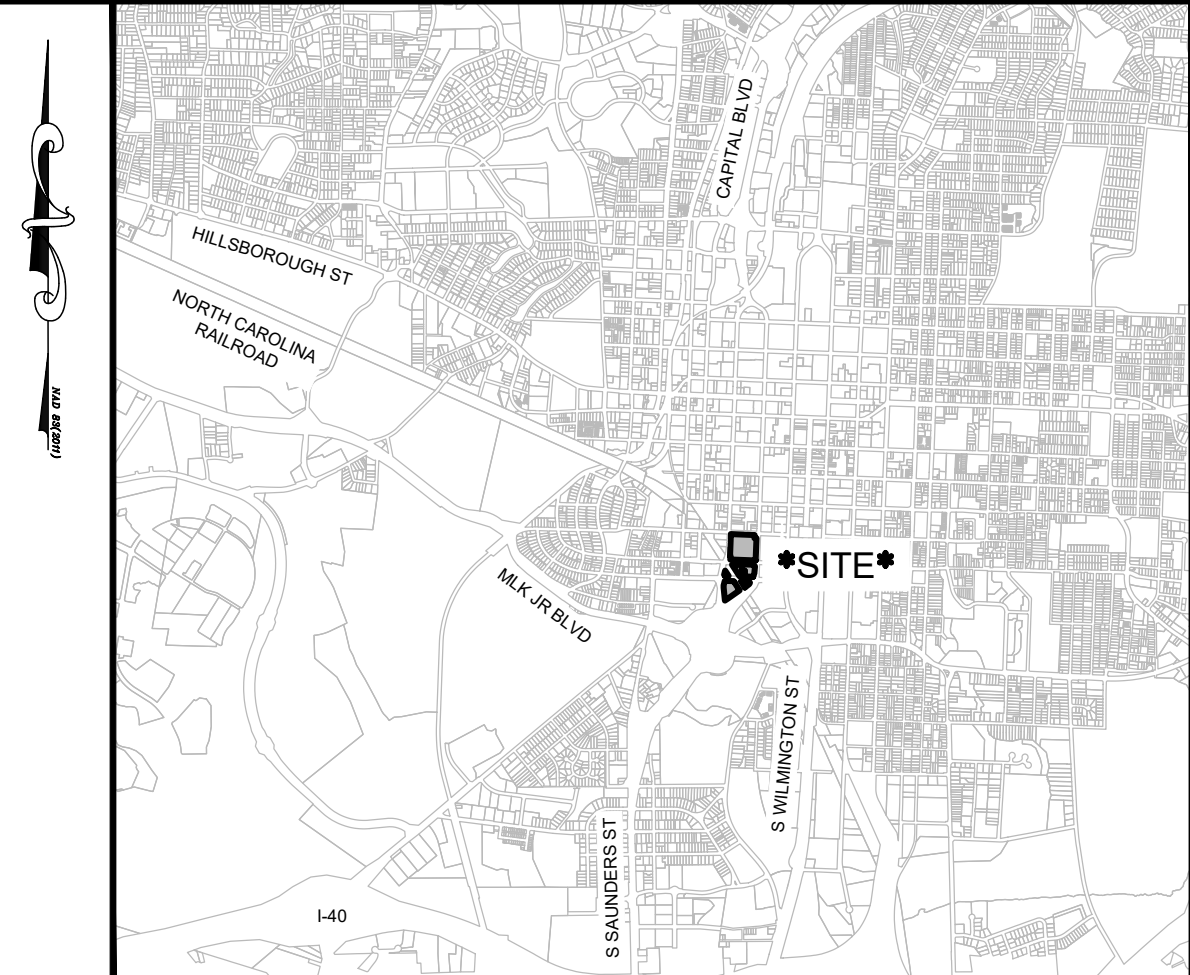
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SURVEYOR'S CERTIFICATION

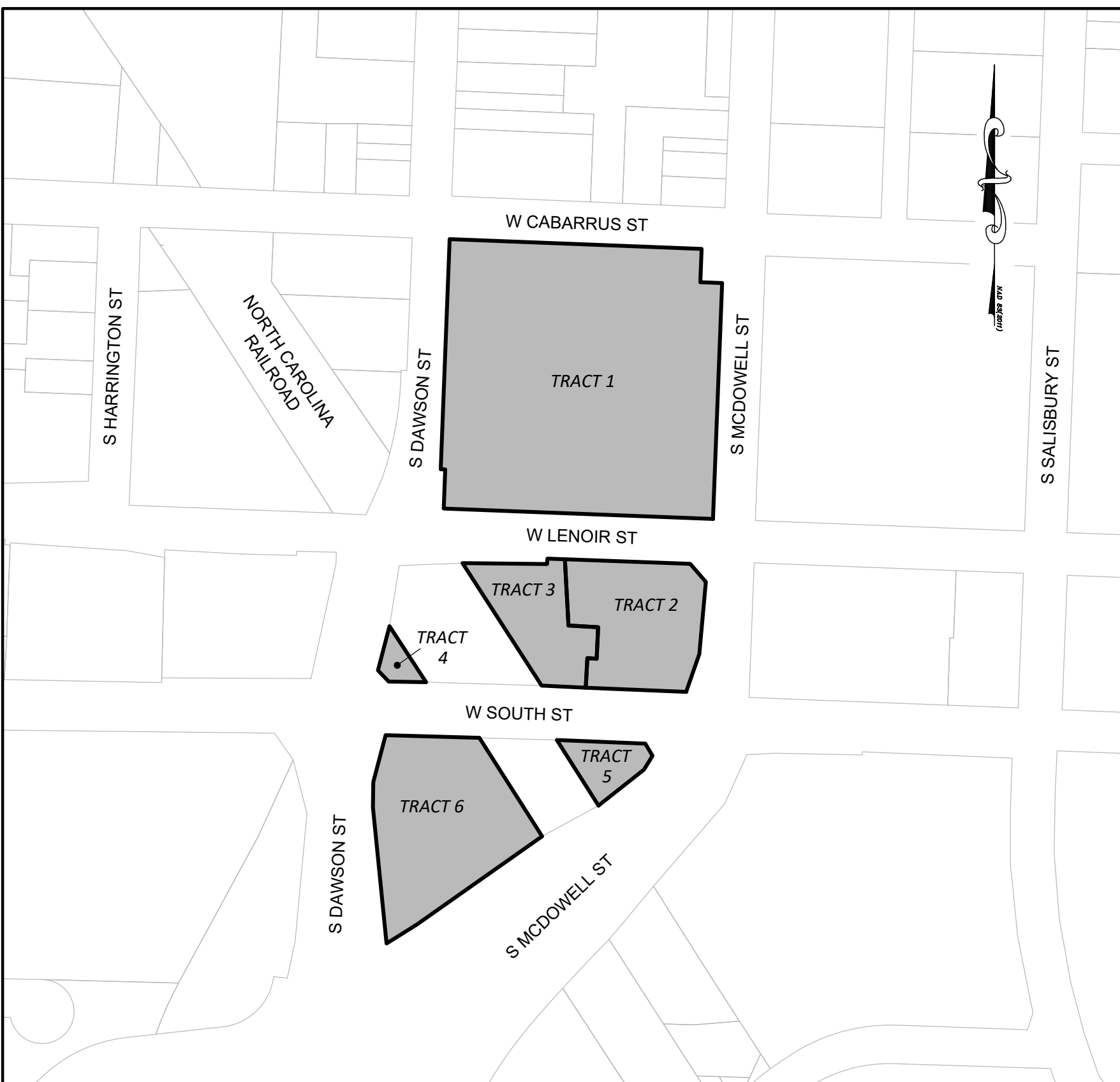
TQ

I, JAMES M. GELLENTHIN, CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 11, 13, 14, 16, 17, AND 20 OF TABLE A THEREOF.

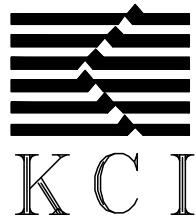
JAMES M GELLENTHIN, NC PLS No. L-3860



VICINITY MAP



© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM



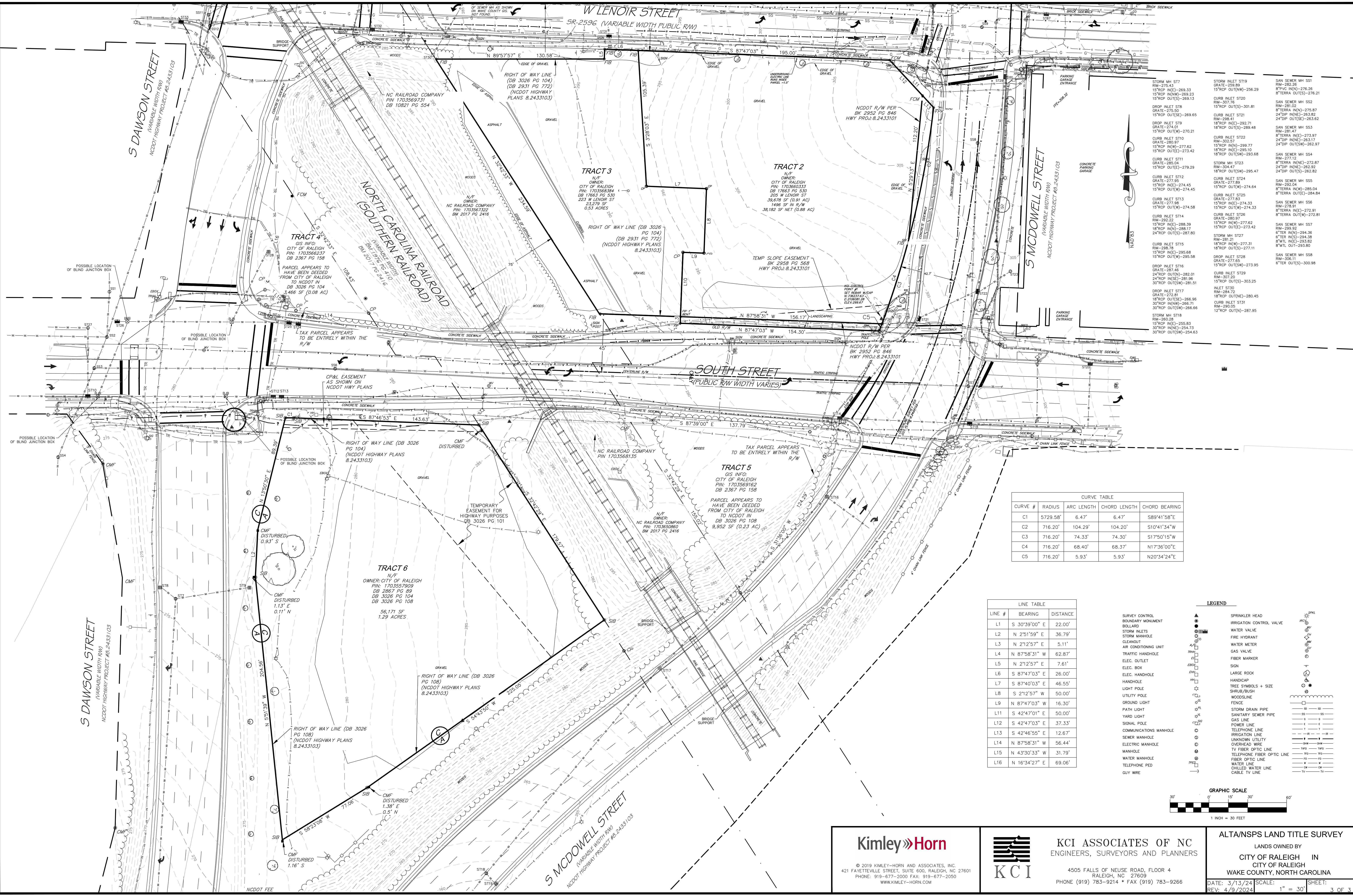
KCI ASSOCIATES OF NC
ENGINEERS, SURVEYORS AND PLANNERS

4505 FALLS OF NEUSE ROAD, FLOOR 4
RALEIGH, NC 27609
PHONE (919) 783-9214 * FAX (919) 783-9266

ALTA/NSPS LAND TITLE SURVEY

LANDS OWNED BY
CITY OF RALEIGH IN
CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA

DATE: 3/13/24	SCALE:	SHEET:
REV: 4/9/2024	NTS	1 OF 3

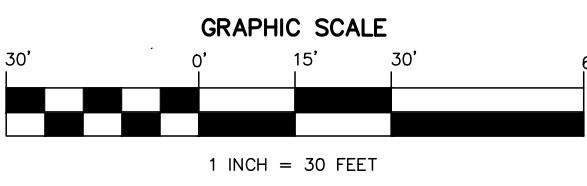


STORM MH S17 GRATE -275.43 15"RCP IN(E)-269.33 15"RCP IN(NW)-269.23 15"RCP OUT(S)-269.13	STORM INLET S119 GRATE -275.43 15"RCP OUT(NW)-276.29	SAN SEWER MH S51 RM-282.36 8"PV (N)-276.26 8"TERA OUT(S)-276.21
CURB INLET S120 RM-307.76 15"RCP OUT(S)-301.81	CURB INLET S121 RM-298.41 18"RCP IN(E)-292.71 18"RCP OUT(W)-293.48	SAN SEWER MH S52 RM-281.02 8"TERA IN(N)-275.87 24"DIP IN(N)-263.82 24"DIP OUT(S)-263.62
DROP INLET S18 GRATE -275.50 15"RCP OUT(SE)-269.65	CURB INLET S122 RM-302.57 15"RCP IN(E)-292.71 15"RCP IN(W)-297.62 15"RCP OUT(E)-273.42	SAN SEWER MH S53 RM-281.47 8"TERA IN(N)-273.97 24"DIP IN(N)-263.17 24"DIP OUT(SW)-262.97
CURB INLET S19 GRATE -274.01 15"RCP OUT(W)-270.21	CURB INLET S123 RM-304.47 15"RCP OUT(SW)-293.68	SAN SEWER MH S54 RM-277.12 8"TERA IN(N)-272.87 24"DIP IN(N)-262.92 24"DIP OUT(S)-262.82
CURB INLET S110 GRATE -280.37 15"RCP IN(W)-277.62 15"RCP OUT(E)-273.42	STORM MH S123 RM-304.47 15"RCP OUT(SW)-293.47	SAN SEWER MH S55 RM-282.04 8"TERA IN(W)-285.04 8"TERA OUT(S)-284.84
CURB INLET S111 GRATE -280.04 15"RCP OUT(E)-274.45 15"RCP OUT(W)-274.45	CURB INLET S124 GRATE -277.89 15"RCP OUT(W)-274.64	SAN SEWER MH S56 RM-278.91 8"TERA IN(E)-272.91 8"TERA OUT(W)-272.81
CURB INLET S112 GRATE -277.95 15"RCP IN(E)-274.45 15"RCP OUT(W)-274.45	CURB INLET S125 GRATE -277.83 15"RCP IN(E)-274.33 15"RCP OUT(W)-274.33	SAN SEWER MH S57 RM-282.04 6"TER IN(N)-284.36 6"TER IN(S)-284.36 8"MTL IN(E)-283.82 8"MTL OUT-283.60
CURB INLET S114 RM-282.22 15"RCP IN(W)-277.62 15"RCP OUT(E)-273.42	CURB INLET S126 GRATE -280.97 15"RCP IN(W)-277.62 15"RCP OUT(E)-273.42	STORM MH S127 RM-281.21 18"RCP IN(W)-277.31 18"RCP OUT(S)-277.11
CURB INLET S115 RM-288.78 15"RCP IN(E)-295.68 15"RCP OUT(W)-295.58	STORM MH S128 GRATE -277.65 15"RCP OUT(S)-273.95	CURB INLET S129 RM-307.20 15"RCP OUT(S)-303.25
DROP INLET S116 GRATE -287.46 24"RCP OUT(N)-282.01 24"RCP IN(SE)-281.96 30"RCP OUT(SW)-281.51	CURB INLET S129 RM-307.20 15"RCP OUT(S)-303.25	INLET S130 RM-284.72 18"RCP OUT(N)-280.45
STORM MH S117 GRATE -272.81 18"RCP OUT(SE)-266.96 30"RCP IN(W)-266.71 30"RCP OUT(SW)-266.66	CURB INLET S131 RM-290.05 12"RCP OUT(N)-287.95	

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	5729.58'	6.47'	6.47'	S89°41'58"E
C2	716.20'	104.29'	104.20'	S10°41'34"W
C3	716.20'	74.33'	74.30'	S17°50'15"W
C4	716.20'	68.40'	68.37'	N17°36'00"E
C5	716.20'	5.93'	5.93'	N20°34'24"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 30°39'00" E	22.00'
L2	N 2°51'59" E	36.79'
L3	N 21°2'57" E	5.11'
L4	N 87°58'31" W	62.87'
L5	N 21°2'57" E	7.61'
L6	S 87°47'03" E	26.00'
L7	S 87°40'03" E	46.55'
L8	S 21°2'57" W	50.00'
L9	N 87°47'03" W	16.30'
L11	S 42°47'01" E	50.00'
L12	S 42°47'03" E	37.33'
L13	S 42°46'55" E	12.67'
L14	N 87°58'31" W	56.44'
L15	N 43°30'33" W	31.79'
L16	N 16°34'27" E	69.06'

LEGEND	
	SURVEY CONTROL
	BOUNDARY MONUMENT
	BOLLARD
	STORM INLETS
	STORM MANHOLE
	CLEANOUT
	AIR CONDITIONING UNIT
	TRAFFIC HANDHOLE
	ELEC. OUTLET
	ELEC. BOX
	ELEC. HANDHOLE
	HANDHOLE
	LIGHT POLE
	UTILITY POLE
	GROUND LIGHT
	PATH LIGHT
	YARD LIGHT
	SIGNAL POLE
	COMMUNICATIONS MANHOLE
	SEWER MANHOLE
	ELECTRIC MANHOLE
	MANHOLE
	WATER MANHOLE
	TELEPHONE PED
	GUY WIRE
	SPRINKLER HEAD
	IRRIGATION CONTROL VALVE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	GAS VALVE
	FIBER MARKER
	SIGN
	LARGE ROCK
	HANDICAP
	TREE SYMBOLS + SIZE
	SHRUB/BUSH
	WOODLINE
	STORM DRAIN PIPE
	SANITARY SEWER PIPE
	GAS LINE
	POWER LINE
	TELEPHONE LINE
	UNKNOWN UTILITY
	OVERHEAD WIRE
	TV FIBER OPTIC LINE
	TELEPHONE FIBER OPTIC LINE
	FIBER OPTIC LINE
	WATER LINE
	CHILLED WATER LINE
	CABLE TV LINE



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ALT/NSPS LAND TITLE SURVEY
LANDS OWNED BY
CITY OF RALEIGH IN
CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA
DATE: 3/13/24 SCALE: 1" = 30' SHEET: 3 OF 3
REV: 4/9/2024

Lenoir Street
Raleigh, NC 27601

Architect of Record / Landscape Architect
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 401 CAVETTVILLE STREET SUITE 600 DALLAS, NC 27601

SEAL | DATE

SHEET ISSUE

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**PRELIMINARY
BUILD-TO TRUCK
TURN EXHIBIT**

SHEET NUMBER

C-101

NOTE:

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (UNLESS OTHERWISE STATED)
2. ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/2011).
3. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

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Lenoir Street
Raleigh, NC 27601

City of Raleigh

Architect of

RATIO

919-821-0805

1200

Chill Engine

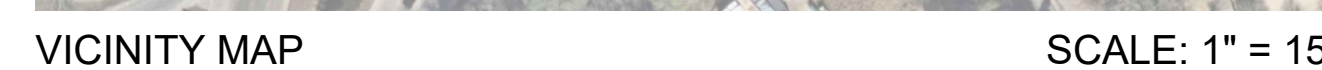
421 Fayetteville

010 011 0000

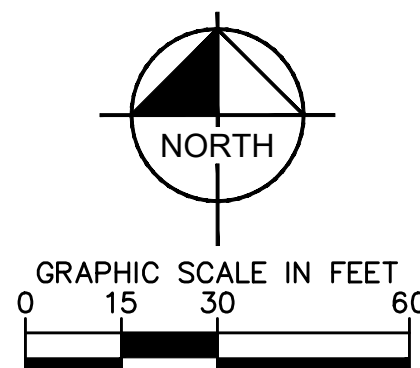
KCI ASSOCIATES OF NC
14505 FALLS OF NEUSE ROAD

ROB BAUMGARTNER, PLS
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ROB.BAUMGARTNER@KCI.COM



PARCEL AREA TABLE	
TRACT 2 GROSS SITE AREA:	0.90 AC (39,016 SF)
TRACT 3 GROSS SITE AREA:	0.53 AC (23,270 SF)
TRACT 5 GROSS SITE AREA:	0.23 AC (9,952 SF)
LENOIR ST RIGHT-OF-WAY ACQUISITION AREA:	0.03 AC (1,385 SF)
SOUTH ST RIGHT-OF-WAY ACQUISITION AREA:	0.36 AC (15,642 SF)
NET SITE AREA:	2.05 AC (89,265 SF)



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PROJECT NO. 01483400

SHEET TITLE
PLAT EXHIBIT

SHEET NUMBER

C-102

Owner

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219 Fayetteville Street, Suite 801
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919-906-5575

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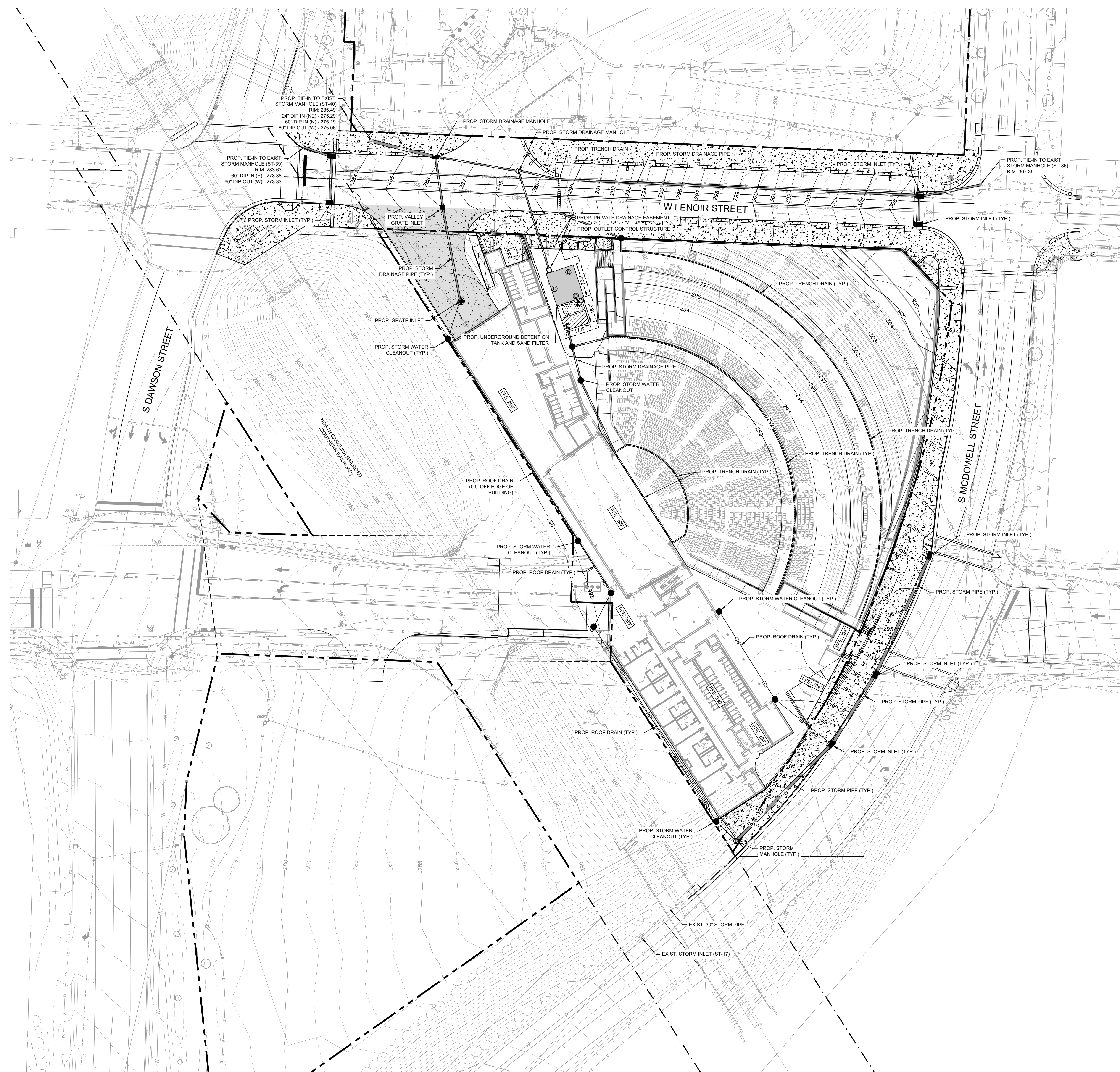
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SHEET TITLE
PRELIMINARY
GRADING AND
DRAINAGE PLAN

C-200



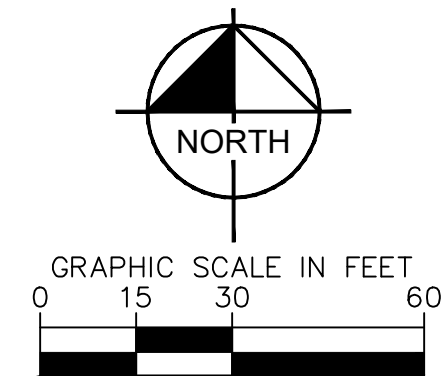
GRADING AND DRAINAGE LEGEND

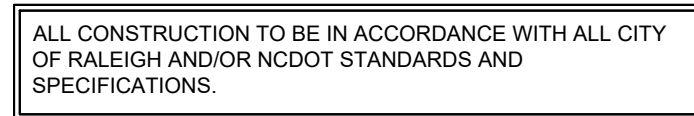
	PROPERTY LINE
	TEMPORARY CONSTRUCTION EASEMENT
	STORM DRAIN (\geq 12 INCH)
	STORM DRAIN ($<$ 12 INCH)
	ROOF DRAIN
	UNDER DRAIN
	CURB AND GUTTER
	SPILL CURB AND GUTTER
	CLEARING LIMITS
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPOT ELEVATION
	CATCH BASIN (CB)
	MANHOLE (SDMH)
	CLEANOUT (SDCO)
	DROP INLET (DI)
	AREA DRAIN (AD)
	CONTROL STRUCTURE (CS)
	FLARED END SECTION (FES)
	CONCRETE HEADWALL (HW)
	RIP-RAP APRON
	FLOW ARROW
TW	TOP OF WALL (GRADE ELEV.)
BW	BOTTOM OF WALL (GRADE ELEV.)
TP	TOP OF PAVEMENT (GRADE ELEV.)
TC	TOP OF CURB (GRADE ELEV.)
TC/TP	FLUSH CURB (GRADE ELEV.)
WT	WATER TIGHT JOINTS (WT)

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- L-501

A-101

051620 ADD



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061600.A00

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919-677-2000

MKA (Design Engineer)

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919-851-8481

Norwell, MA 02061

Arlington, VA 22201

770-648-2480

Indianapolis, Indiana 46204

3455 Flamingo Court East, Suite 140
Denver, CO 80216

Norwalk, CT



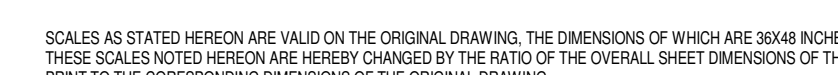
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PROJECT NO. 23251.000

SHEET NUMBER

A-102



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KEYNOTES (SPEC BASED)

1. SEE KEY PLAN

RED HAT
AMPHITHEATER
RELOCATION

Lenoir Street
Raleigh, NC 27601

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919-677-2000

Structural Engineers

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Raleigh, NC 27603
919-782-1833

MKA (Design Engineer)

1301 Fifth Avenue, Suite 3200
Seattle, WA 98101
206-292-1200

Mechanical / Electrical / Plumbing Engineer

Engineered Designs, Inc.
1151 SE Cary Parkway, Suite 200
Cary, NC 27518
919-851-8461

Fire Protection Engineer

Howe Engineers
141 Longwater Dr., Suite 110
Norwell, MA 02061
781-678-3500

IT / Security

Shen Milsom & Wilke, LLC
1220 North Fillmore Street, Suite 360
Arlington, VA 22201
703-243-6301

Vertical Circulation

Lerch Bates
900 Circle 75 Parkway, Suite 1300
Atlanta, GA 30309
770-648-2480

Food Service Design

Culinary Advisors
20 South Steel Street
Indianapolis, Indiana 46204
443-243-4814

Lighting Design

HLB
3455 Ringsby Court Side 148
Denver, CO 80216
303-317-5006

Acoustical Engineering

Akustics
101 Merritt 7, Ste 300
Norwalk, CT
203-299-1904

SEAL | DATE 06/21/24

SHEET ISSUE
1 SCHEMATIC DESIGN 06/21/24

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PROJECT NO. 23251.000

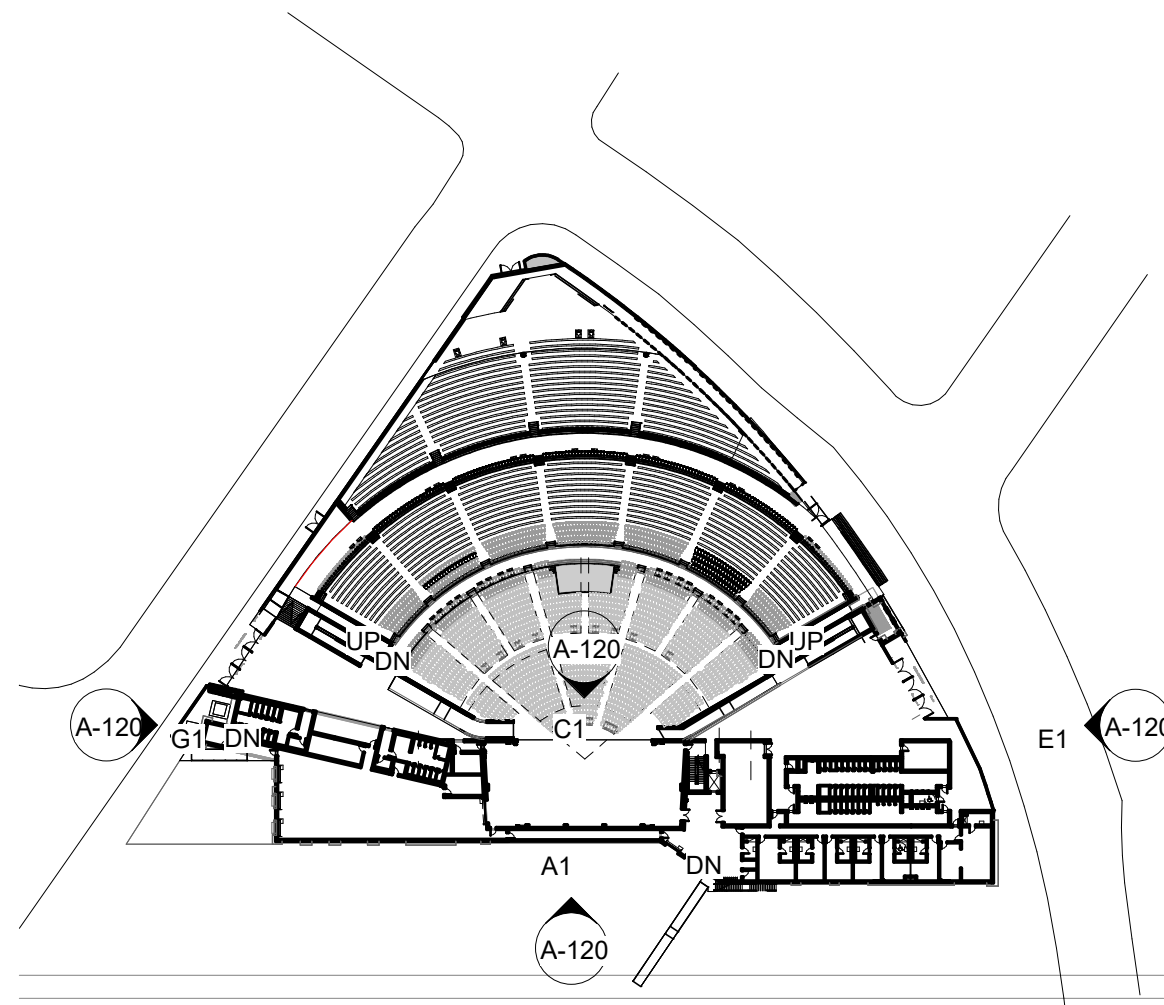
SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER

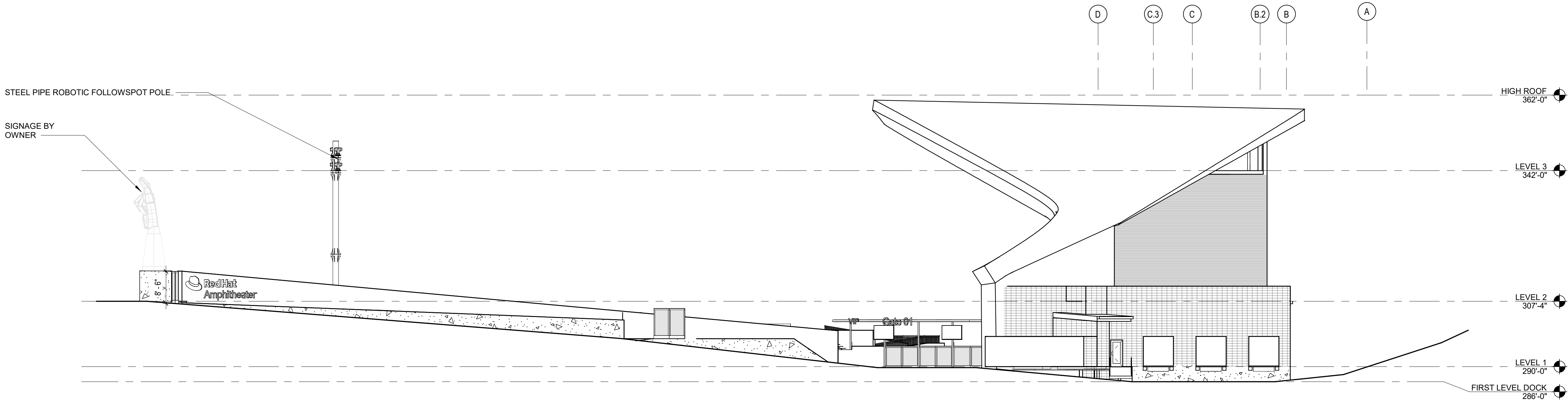
A-120

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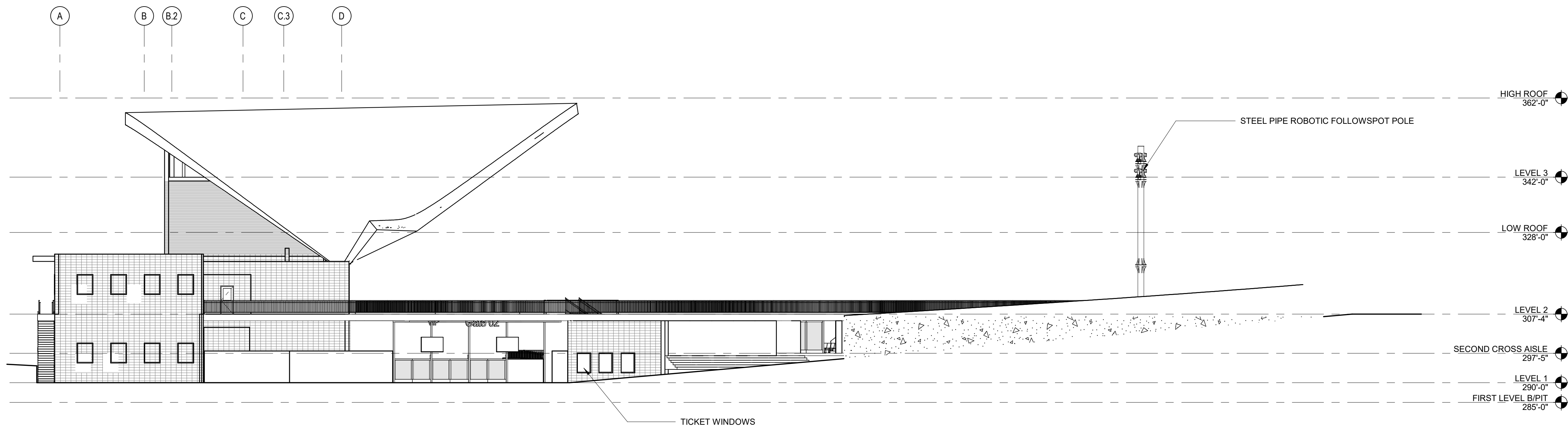
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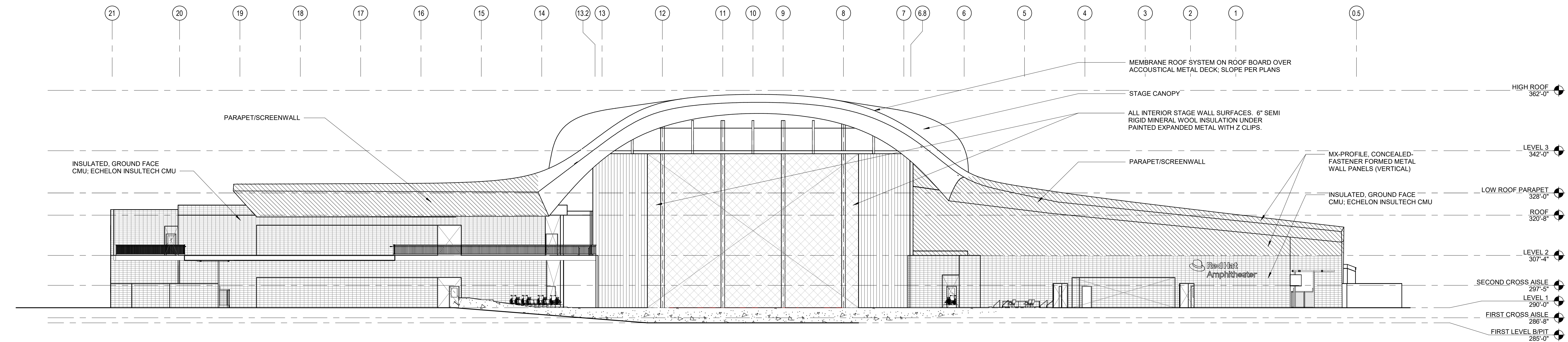
ELEVATION KEY PLAN
1" = 100'-0"



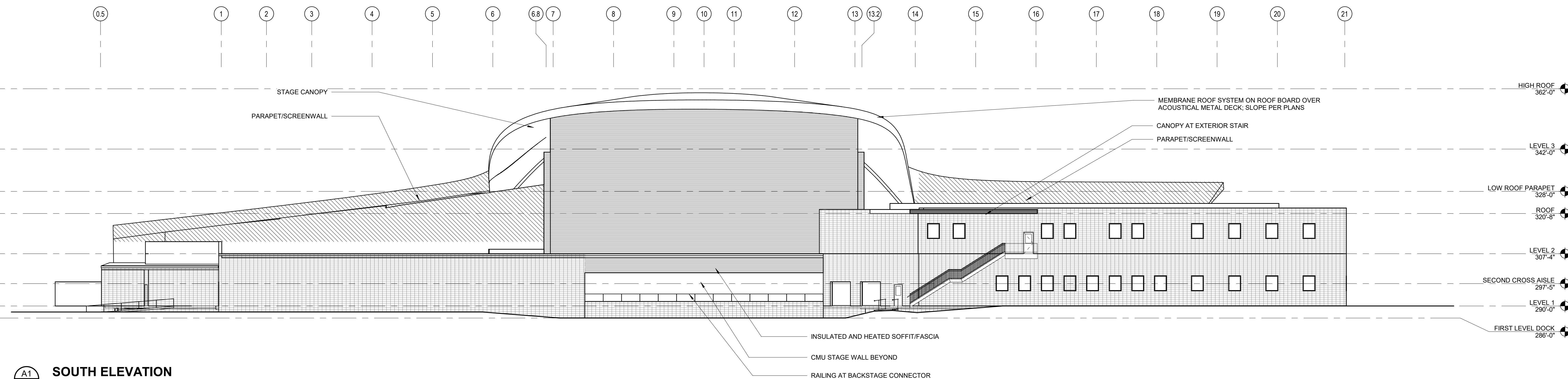
WEST ELEVATION
1/16" = 1'-0"



EAST ELEVATION
1/16" = 1'-0"



NORTH ELEVATION
1/16" = 1'-0"



SOUTH ELEVATION
1/16" = 1'-0"