



Administrative Approval Action

Case File / Name: ASR-0062-2019
301 W. CABARRUS STREET

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

LOCATION:

This site is located on the south side of W. Cabarrus Street, west of S. Dawson Street at 301 W. Cabarrus Street. (PIN#1703-56-5859).

REQUEST:

Development of an existing 2-story building, 23,607 sf gross floor area (11,752 sf - for the lower level; 11,855 sf gross floor area for upper level) on a 0.47 acre tract zoned DX-12-UG for a change of use. The existing uses are office/retail and the proposed change of use will be a mixed use development: office/restaurant/bar/indoor recreation. The proposed Indoor Recreation on the lower level floor will include two proposed uses (Golf Simulation (5,236 sf) and Health Club (6,516 sf)). On the upper level 11,855 sf gross floor area will include 3 new proposed uses, office (2,754 sf); restaurant/bar (3,160 sf) & Indoor Recreation (5,941 sf). Per UDO Sec.7.1.3.A.1.E, the site is exempt from providing the required 88 parking spaces for the new uses; however the site is providing 6 new redesigned parking spaces. This site is an existing structure & therefore exempt from transparency requirements noted in UDO Sec.3.2.6 and Sec.3.4.2.C.1.6. The applicant has indicated on the elevation sheets A3.1, A3.2, no existing transparency is being removed. Transparency is either being replaced in the same location or new additional transparency is being added from what currently exists to the same or new areas as noted on the elevation plans.

PRIMARY STREET DETERMINATION: Per TC-5A-18, S. Dawson Street & W. Cabarrus Street are both designated as Primary Street Designations.

BOARD of ADJUSTMENT - APPROVED VARIANCE DECISIONS.

A-137-19: • BLOCK PERIMETER

A-137A-19: • PARKING VARIANCE

A-164-19: • DESIGN ADJUSTMENT

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 February 11, 2020 by Crumpler Consulting Services.

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:

☒ **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.



Administrative Approval Action

Case File / Name: ASR-0062-2019
301 W. CABARRUS STREET

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

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

General

1. Comply with all conditions of A-137-19; A-137A-19 & A-164-19.
2. A detail of the proposed solid waste services screening and dumpster layout is provided with a SPR or Building Permit plans set, whichever is reviewed first.

Engineering

3. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way. Depending on the impacts and duration of construction phases, public outreach to adjacent properties and businesses may be required.
4. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3) covering the cost of public infrastructure improvements in the right-of-way.
5. An encroachment agreement for the proposed curb, to provide vertical separation from the drive aisle and adjacent public sidewalk, within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.

Stormwater

6. Director approved 'Stormwater Design Exception' shall be provided to permit retaining wall encroachment into slope setback requirements from property line(s) and building(s); See UDO 9.4.2, Guidelines for Land Disturbing Activities Appendix 'B'.

Urban Forestry

7. A fee-in-lieu for 5 street trees along S.Cabarrus St. and 2 street trees along S. Dawson St. shall be paid to the City of Raleigh (UDO 8.1.10).

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

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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



Administrative Approval Action

Case File / Name: ASR-0062-2019
301 W. CABARRUS STREET

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

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:

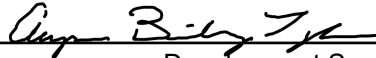
3-Year Expiration Date: March 4, 2023

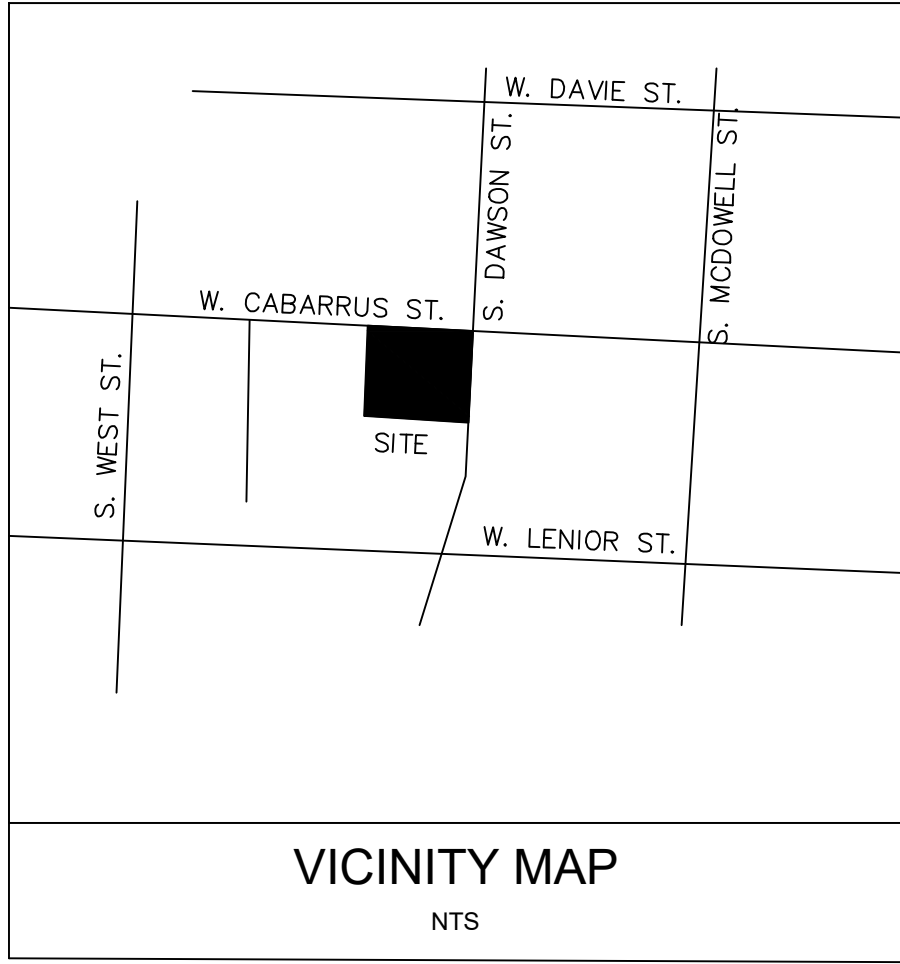
Obtain a valid building permit for the total area of the project, or a phase of the project.

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:  Date: 03/04/2020
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy



ADMINISTRATIVE SITE PLAN FOR 301 W. CABARRUS STREET RALEIGH, NORTH CAROLINA

DEVELOPMENT SERVICES

Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495



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: Transaction #:		Planning Coordinator:	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision transaction #:	
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed use	Sketch transaction #: 583829	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #:	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #:	
		Zoning Case #:	
		Administrative Alternate #:	

GENERAL INFORMATION

Development name: 301 W. Cabarrus Street

Inside City limits? ☒ Yes ☐ No

Property address(es): 301 W. Cabarrus Street

Site P.I.N. (s): 1703-96-5940

Please describe the scope of work. Include any additions, expansions, and change of use.

Change of use on an existing building from office/retail to office/restaurant/bar/indoor recreation.

Current Property Owner/Developer Contact Name:

NOTE: please attach purchase agreement when submitting this form.

Company: Compass Raleigh 1031, LLC Title: Thomas Taft, JR

Address: 2217 Stantonsburg Road, Greenville, NC 27834

Phone #: 252-752-7101 Email: thomas@tftnc.com

Applicant Name: Josh Crumpler, PE

Company: Crumpler Consulting Services, PLLC Address: 2308 Ridge Road, Raleigh, NC 27612

Phone #: 919-413-1704 Email: josh@crumplerconsulting.com

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): DX-12-UG	Existing gross floor area (not to be demolished): 22,855
Gross site acreage: 0.474	Existing gross floor area to be demolished: 0
# of parking spaces required: 45	New gross floor area: 0
# of parking spaces proposed: 0	Total of gross (to remain and new): 22,855
Overlay District (if applicable):	Proposed # of buildings: 1
Existing use (UDO 6.1.4): OFFICE/RETAIL	Proposed # of stories for each: 2
Proposed use (UDO 6.1.4): OFFICE/INDOOR RECREATION/BAR	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.427 Square Feet: 18620	Proposed Impervious Surface: Acres: 0.427 Square Feet: 18620
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Alluvial soils: Flood stu: FEMA Map Panel #:	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

SIGNATURE BLOCK

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate Joshua Crumpler, PE to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me 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: Thomas Taft Date: 8/13/19

Printed Name: Thomas Taft

CITY OF RALEIGH FILE: ASR-0062-2019

PREPARED FOR:
COMPASS RALEIGH 1031, LLC
2217 STANTONSBURG ROAD
GREENVILLE, NC 27834

PREPARED BY:

CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

PRIMARY STREET DESIGNATION NOTES:

CITY OF RALEIGH PRIMARY STREET DETERMINATION PER TC-5A-18 HAS DESIGNATED W. CABARRUS AND S. DAWSON STREETS AS PRIMARY.

SITE EXEMPTION NOTES:

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-3-B.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

CALL 48 HOURS
BEFORE YOU DIG



NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949

BOARD OF ADJUSTMENT-APPROVED VARIANCE DECISIONS

(A-137-19 – 12/09/19)

DECISION: 1-BLOCK PERIMETER REQUEST WITHDRAWN REMOVED VIA ADOPTION OF TC-6-19 ADOPTED 12/3/19.
2-ALL REMAINING REQUESTS APPROVED AS REQUESTED.

WHEREAS COMPASS RALEIGH 1031, LLC, PROPERTY OWNER, REQUESTS A 5 FOOT DESIGN ADJUSTMENT TO THE MINIMUM 10 SIDEWALK WIDTH REQUIREMENT AND A 3 FOOT DESIGN ADJUSTMENT TO THE MINIMUM 6 FEET PLANTING AREA WIDTH REQUIREMENT BOTH SET FORTH IN SECTION 8.5.2.B FOR WEST CABARRUS STREET, A 5 FOOT DESIGN ADJUSTMENT TO THE MINIMUM 10 FOOT SIDEWALK WIDTH REQUIREMENT AND A DESIGN ADJUSTMENT FOR COMPLETE RELIEF FROM THE MINIMUM 6 FEET PLANTING AREA WIDTH REQUIREMENT BOTH SET FORTH IN SECTION 8.5.2.B FOR SOUTH DAWSON STREET; AND A 262 FOOT DESIGN ADJUSTMENT FROM THE 2,000 FEET MAXIMUM BLOCK PERIMETER REQUIREMENT SET FORTH IN SECTION 8.3.2.A THAT RESULTS IN A BLOCK PERIMETER OF 2,262 FEET TO PERMIT A CHANGE IN USE FROM OFFICE/RETAIL TO BAR/OFFICE/INDOOR RECREATION ON A 0.47-ACRE PROPERTY ZONED DOWNTOWN MIXED-USE-12 URBAN GENERAL LOCATED AT 301 WEST CABARRUS STREET.

(A-137A-19 – 12/09/19)

DECISION: APPROVED AS REQUESTED.

WHEREAS COMPASS RALEIGH 1031, LLC, PROPERTY OWNER, REQUESTS A VARIANCE FROM SECTION 3.4.8.D.2 OF THE UNIFIED DEVELOPMENT ORDINANCE TO PERMIT THE CONTINUED USE OF AN EXISTING PARKING AREA BETWEEN THE EXISTING BUILDING AND WEST CABARRUS STREET AND A VARIANCE FROM SECTION 7.2.5.C.1 TO PERMIT THE PLACEMENT OF A SCREENED SERVICE AREA ALONG WEST CABARRUS STREET WHICH HAS BEEN DESIGNATED A PRIMARY STREET TO PERMIT A CHANGE IN USE FROM OFFICE/RETAIL TO BAR/OFFICE/INDOOR RECREATION ON A 0.47 ACRE PROPERTY ZONED DOWNTOWN MIXED-USE-12 URBAN GENERAL LOCATED AT 301 WEST CABARRUS STREET.

(A-164-19 – 01/13/20)

DECISION: APPROVED AS REQUESTED.

WHEREAS COMPASS RALEIGH 1031, LLC, PROPERTY OWNER, REQUESTS A 3.5 FOOT DESIGN ADJUSTMENT AND A 0.35 FOOT DESIGN ADJUSTMENT PERMITTING THE RETENTION OF THE EXISTING 66 FOOT RIGHT-OF-WAY WIDTH AND A 40.3 FOOT BACK OF CURB TO BACK OF CURB WITH FOR WEST CABARRUS STREET, A MAIN STREET, PARALLEL PARKING STREET, WHICH IS LESS THAN THE 73 FOOT RIGHT-OF-WAY WIDTH AND 41 FOOT BACK OF CURB TO BACK OF CURB WIDTH SET FORTH IN SECTION 8.4.5.D AND REFERENCED IN SECTION 8.5 OF THE UNIFIED DEVELOPMENT ORDINANCE; A 33.5 FOOT DESIGN ADJUSTMENT AND A 27.36 FOOT DESIGN ADJUSTMENT PERMITTING THE RETENTION OF THE EXISTING 59 FOOT RIGHT-OF-WAY-WIDTH AND 43.28 FOOT BACK OF CURB TO BACK OF CURB WITH FOR SOUTH DAWSON STREET, AN AVENUE 6-LANE DIVIDED STREET, WHICH IS LESS THAN THE 126 FOOT RIGHT OF WAY WIDTH AND 98 FOOT BACK OF CURB TO BACK OF CURB WIDTH REQUIRED BY UDO SECTION 8.4.6.C AND REFERENCED IN SECTION 8.5; A 120 FOOT DESIGN ADJUSTMENT PERMITTING TWO ONE-WAY DRIVEWAYS ON WEST CABARRUS STREET TO BE LOCATED APPROXIMATELY 80 FEE APART, WHICH IS LESS THAN THE 200 FOOT MINIMUM DISTANCE SET FORTH IN UDO SECTION 8.3.5.C(3)(c), CREATING A ONE-WAY PARKING OPERATION WITH THE DRIVEWAY ENTRANCE FURTHER FROM THE INTERSECTION OF WEST CABARRUS STREET AND SOUTH DAWSON STREET, A 26 FOOT DESIGN ADJUSTMENT PERMITTING A ONE-WAY EXIST DRIVEWAY TO BE LOCATED WITHIN ABOUT 24 FEET OF THE INTERSECTION OF WEST CABARRUS STREET AND SOUTH DAWSON STREET, WHICH IS LESS THAN THE 50 FOOT MINIMUM DISTANCE SET FORTH IN UDO SECTION 8.3.5.C(3)(f), CREATING A ONE-WAY PARKING OPERATION WITH THE DRIVEWAY ENTRANCE FURTHER FROM THE INTERSECTION OF WEST CABARRUS STREET AND SOUTH DAWSON STREET; AND A DESIGN ADJUSTMENT FOR COMPLETE RELIEF FROM PROVIDING CROSS-ACCESS TO THE PROPERTY TO THE SOUTH (PIN 1703565779) REQUIRED IN UDO SECTION 8.3.5.D TO PERMIT A CHANGE IN USE FROM OFFICE/RETAIL TO BAR/OFFICE/INDOOR RECREATION ON A 0.47-ACRE PROPERTY ZONED DOWNTOWN MIXED-USE-12 URBAN GENERAL LOCATED AT 301 WEST CABARRUS STREET.

NO.	BY	DATE
△	JAC	10/31/19
△	JAC	01/20/20
△	JAC	02/11/20
△	---	---
△	---	---

ISSUED FOR PERMITTING

.....

CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

ACAD FILE:
X_Taft_Cabarrus_Base.dwg

PROJ. NO:
19001

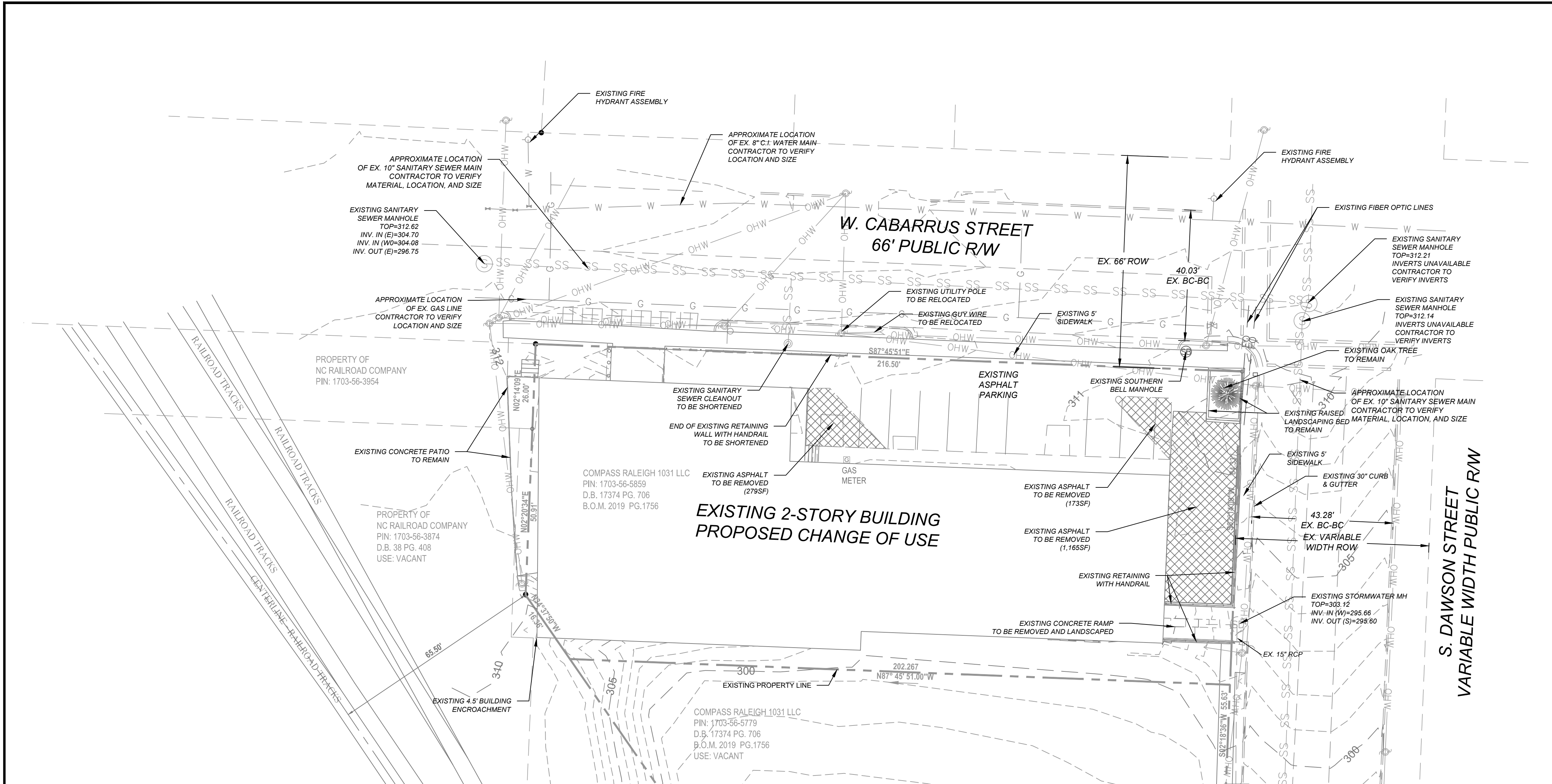
COVER SHEET

301 W. CABARRUS STREET
RALEIGH, NORTH CAROLINA

DESIGNED BY:	JAC
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	08/14/19
SCALE:	NOT TO SCALE

C-1

1 of 7 sheets



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
SS SS SS SS SS	EXISTING EDGE OF PAVEMENT
---	EXISTING SANITARY SEWER
W W W	EXISTING WATERMAIN

- NOTES
1. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY BASS, NIXON, AND KENNEDY, DATED 06-20-2019.
 2. 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.
 3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
 4. THIS DRAWING IS NOT FOR RECORDATION.

NO.	REVISION	BY	DATE
1	CITY OF RALEIGH COMMENTS	JAC	10/31/19
2	CITY OF RALEIGH COMMENTS	JAC	01/20/20
3	CITY OF RALEIGH COMMENTS	JAC	02/11/20
4			
5			
ISSUED FOR PERMITTING			

CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph: 919.434.1104
P: 1533

PROJ. NO.
19001

ACAD FILE:
X_Taft_Cabarrus_Base.dwg

EXISTING CONDITIONS

301 W. CABARRUS STREET
RALEIGH, NORTH CAROLINA

DESIGNED BY: JAC

DRAWN BY: JAC

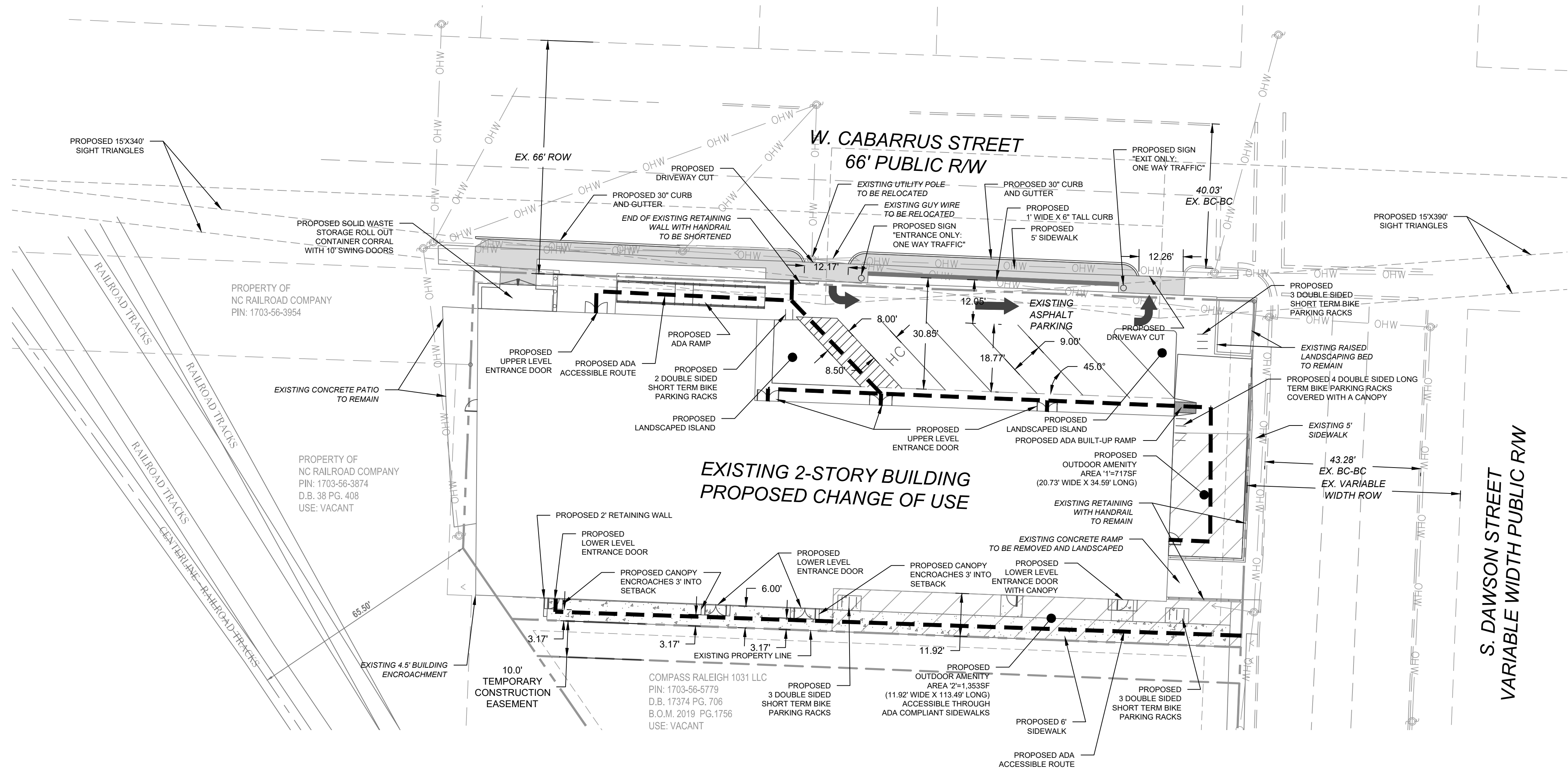
CHECKED BY: JAC

DATE: 08/14/19

SCALE: 1" = 20'

C-2

2 of 7 sheets



BUILDING USE AND PARKING TABLE											
USE	DESCRIPTION	FLOOR	GROSS AREA	% FLOOR AREA	VEHICLE PARKING REQUIRED	VEHICLE PARKING SPACES REQUIRED	VEHICLE PARKING PROVIDED**	SHORT TERM BIKE PARKING REQUIRED	SHORT TERM BIKE PARKING PROVIDED	LONG TERM BIKE PARKING REQUIRED	LONG TERM BIKE PARKING PROVIDED
INDOOR RECREATION	GOLF SIMULATION FACILITY (6.4.2.A)-PRIMARY USE	LOWER	5,236	5,236/11,752=44.6%	1 PER 300SF	18	0	1 PER 5,000SF OR MINIMUM OF 4	4	N/A	N/A
INDOOR RECREATION	HEALTH CLUB (6.4.2.C)-PRIMARY USE	LOWER	6,516	6,516/11,752=55.4%	1 PER 300SF	22	0	1 PER 5,000SF OR MINIMUM OF 4	4	N/A	N/A
INDOOR RECREATION	HATCHET THROWING FACILITY (6.4.2.C)-PRIMARY USE	UPPER	5,941	5,941/11,855=50.1%	1 PER 300SF	20	0	1 PER 5,000SF OR MINIMUM OF 4	4	N/A	N/A
OFFICE	PROFESSIONAL SERVICES (6.4.4.A.2)-PRIMARY USE	UPPER	2,754	2,754/11,855=23.2%	1 PER 400SF	7	0	1 PER 1,000SF OR MINIMUM OF 4	4	4	4
RESTAURANT/BAR	BAR- ALCOHOLIC BEVERAGE SALES IN EXCESS OF 70% OF THE BUSINESS TOTAL ANNUAL SALES (6.4.10.B)-PRIMARY USE	UPPER	3,160	3,160/11,855=26.7%	1 PER 150SF OR 1 PER 5 SEATS	21	0	1 PER 50,000SF OR MINIMUM OF 4	4	4	4
TOTALS	-	-	LOWER = 11,752 UPPER = 11,855 TOTAL = 23,607	-	-	88	0	20	20	8	8

**VEHICLE PARKING EXEMPT PER UDO SEC 7.1.3.A.1.E

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
	PROPOSED EDGE OF PAVEMENT
	PROPOSED TEMPORARY EASEMENT
	PROPOSED OUTDOOR AMENITY AREA
	PROPOSED ADA ACCESSIBLE ROUTE

SUMMARY INFORMATION	
DEVELOPMENT NAME: 301 W. CABARRUS STREET	
SITE ADDRESS: 301 W. CABARRUS STREET RALEIGH, NORTH CAROLINA 27601	
PIN NUMBER: 1703-56-5859 (DB 17374, PG 706; BM 2019, PG 1756)	
TOTAL ACREAGE: 0.474 ACRES (20,651SF)	
JURISDICTION: CITY OF RALEIGH CURRENT ZONING DISTRICT: DX-12-UG	
EXISTING USE: OFFICE/RETAIL PROPOSED USE: MIXED USE	
EXISTING BUILDING SQUARE FOOTAGE: 23,607SF* PROPOSED BUILDING SQUARE FOOTAGE: 23,607SF* *SEE BUILDING USE AND PARKING TABLE	

BUILDING SETBACKS:
FRONT: 3'
SIDE STREET: 3'
SIDE: 0 OR 6'
REAR: 0 OR 6'

PARKING SETBACKS:
FRONT: 10'
SIDE STREET: 10'
SIDE: 0 OR 3'
REAR: 0 OR 3'

**REQUIRED PRIMARY BUILD-TO (70% BETWEEN 0'-20')
REQUIRED SIDE STREET BUILD-TO (35% BETWEEN 0'-20')
EXEMPT DUE TO EXISTING BUILDING CONDITIONS**

**REQUIRED OUTDOOR AMENITY AREA: 2,085 SF
PROVIDED OUTDOOR AMENITY AREA: 2,070 SF**
AREA '1' = 717 SF
AREA '2' = 1,353 SF
TOTAL AREA = 2,070 SF

**PRE DEVELOPMENT IMPERVIOUS AREA (SF/AC): 20,973SF/ 0.481AC
POST DEVELOPMENT IMPERVIOUS AREA (SF/AC): 20,859SF/ 0.479AC**

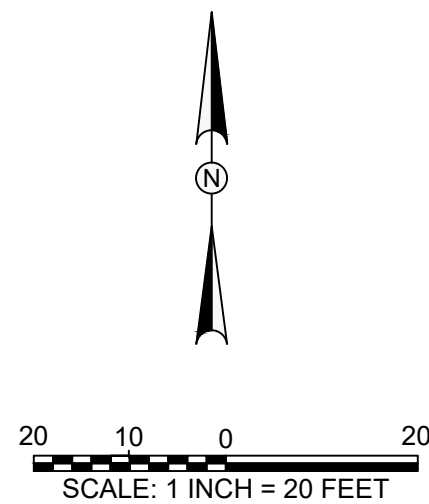
**BLOCK PERIMETER REQUIRED (MAX): 2,000'
BLOCK PERIMETER PROVIDED: 1,650'**
**EXEMPT BASED ON UDO SECTION 8.3.2.A.1.b.ix FOR SITE LESS THAN 2 ACRES

OWNER/DEVELOPER:
COMPASS RALEIGH 1031, LLC
2217 STANTONSBURG ROAD
GREENVILLE, NC 27834

ENGINEER:
CRUMPLER CONSULTING SERVICES, PLLC
CONTACT: JOSH CRUMPLER, PE
2308 RIDGE ROAD
RALEIGH, NC 27612
(919) 413-1704

NOTES

- TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY BASS, NIXON, AND KENNEDY, DATED 06-20-2019.
- 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.



NO.	REVISION	BY	DATE
1	CITY OF RALEIGH COMMENTS	JAC	10/31/19
2	CITY OF RALEIGH COMMENTS	JAC	01/20/20
3	CITY OF RALEIGH COMMENTS	JAC	02/11/20
4			
5			

ISSUED FOR PERMITTING	
-----------------------	--

2308 Ridge Road
Raleigh, North Carolina 27612
Ph: 919-413-1704
P: 1533

ACAD FILE:
X_Taft_Cabarrus_Base.dwg

PROJ. NO.:
19001

SITE PLAN

301 W. CABARRUS STREET
RALEIGH, NORTH CAROLINA

DESIGNED BY: JAC

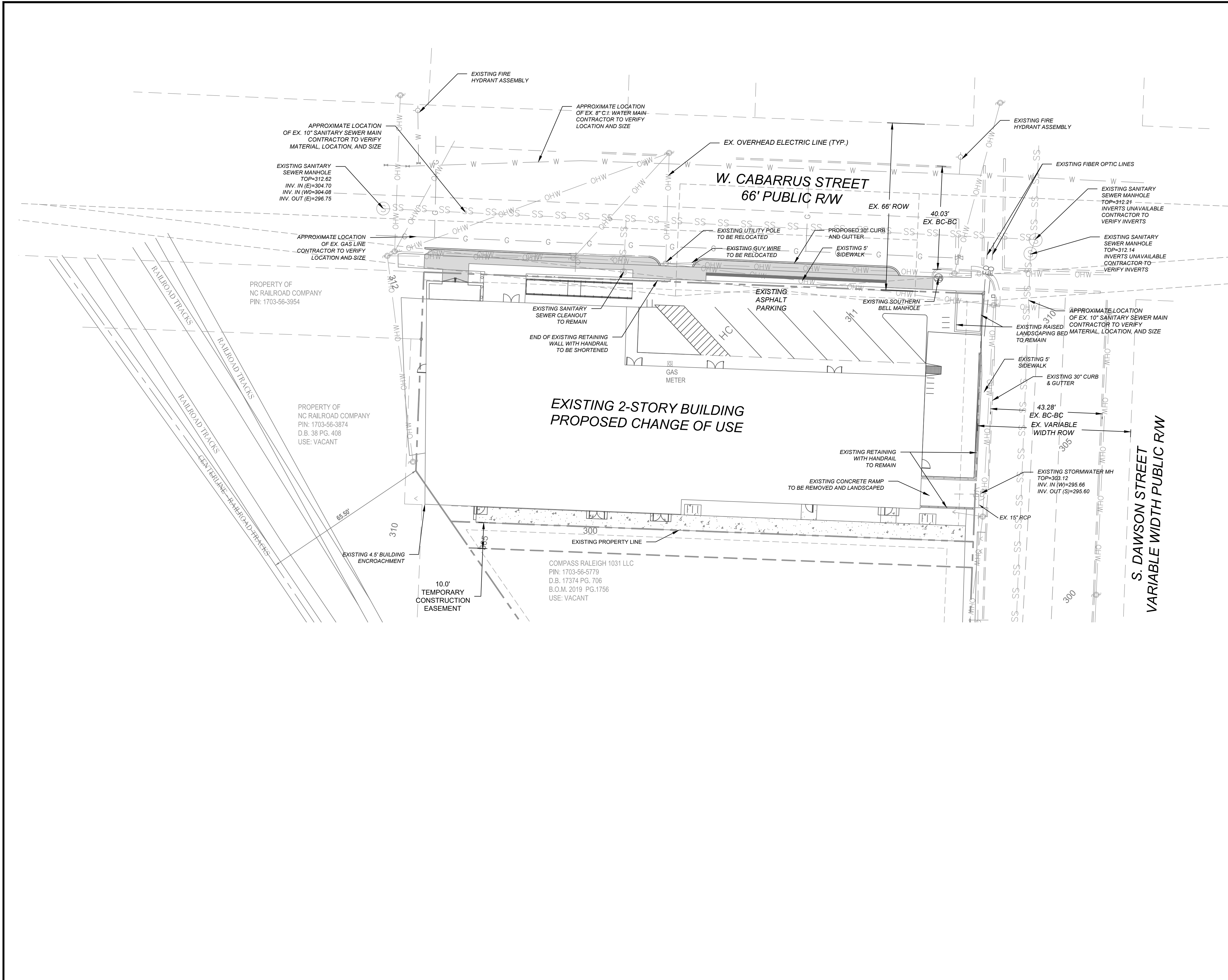
DRAWN BY: JAC

CHECKED BY: JAC

DATE: 08/14/19

SCALE: 1" = 20'

C-3



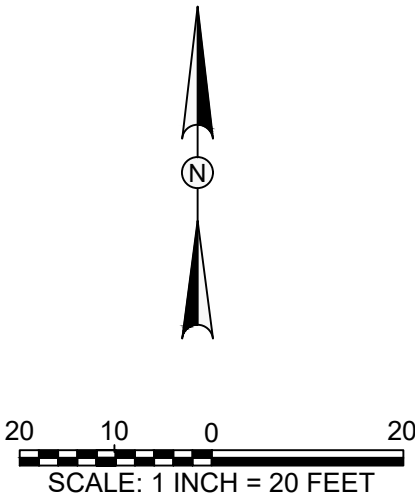
LEGEND	
---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
OHW OHW OHW OHW OHW	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING PARKING SETBACK LINE
SS SS SS SS SS	EXISTING EDGE OF PAVEMENT
---	EXISTING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

CITY OF RALEIGH UTILITY NOTES

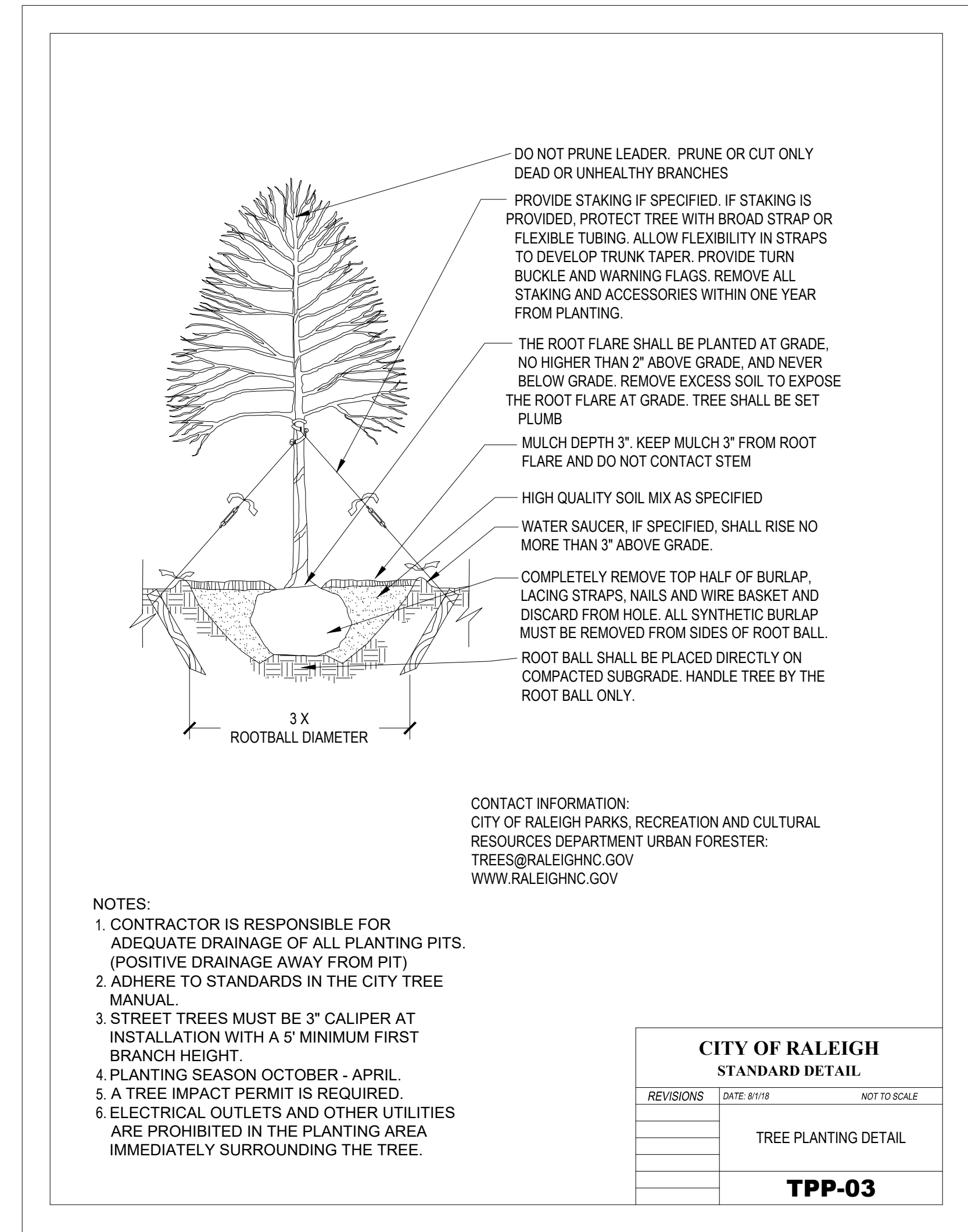
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER 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 50' FROM A PUBLIC WELL.
 - 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 ENCASEMENT 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 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 FORCEMAINS. 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 & REMOVAL OF 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 NCDWQ, 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

NOTES

- TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY BASS, NIXON, AND KENNEDY, DATED 06-20-2019.
- 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 372017030J 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.



<div>UTILITY PLAN</div> <div>301 W. CABARRUS STREET RALEIGH, NORTH CAROLINA</div>		<div>CRUMPLER</div> <div>Consulting Services, PLLC</div> <div>2308 Ridge Road Raleigh, NC 27612 Ph: 919-413-1704 P-1533</div>		<div>PROJ. NO. 19001</div> <div>ACAD FILE: X_Traff_Cabarrus_Base.dwg</div>		ISSUED FOR PERMITTING		NO.		REVISION		BY		DATE	
						Δ		CITY OF RALEIGH COMMENTS		JAC		10/31/19			
						Δ		CITY OF RALEIGH COMMENTS		JAC		01/20/20			
						Δ		CITY OF RALEIGH COMMENTS		JAC		02/11/20			
						Δ		-		---		---			
						Δ		-		---		---			



W. CABARRUS STREET
 REQUIREMENT: 1 CANOPY TREE PER 40LF=216LF/40LF=5 TREES
 PROVIDED: 0 TREES DUE TO EXISTING SIDEWALK WIDTH LESS THAN 3.50'
 FEE IN LIEU TO BE PROVIDED

S. DAWSON STREET
 REQUIREMENT: 1 CANOPY TREE PER 40LF=96LF/40LF=2 TREES
 PROVIDED: 0 TREES DUE TO EXISTING SIDEWALK WIDTH LESS THAN 3.50'
 FEE IN LIEU TO BE PROVIDED

PARKING LOT LANDSCAPING
 REQUIREMENT: 1 SHADE TREE FOR PARKING LESS THAN 10 SPACES
 PROVIDED: 1 SHADE TREE (EXISTING)

1. ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
2. SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
3. TWO LAYERS OF WEED BARRIER MADE FROM FIBERGLASS AND ULTRA-VIOLET LIGHT RESISTANT MATERIAL SHALL BE PLACED UNDER ALL PLANTING BEDS PRIOR TO MULCHING.
4. ALL TREE PLANTINGS SHALL BE MULCHED WITH 3" CLEAN, BARK MULCH.
5. A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
6. MINIMUM TOPSOIL DEPTH SHALL BE 4" IN LAWN AREAS AND 12" IN LANDSCAPED AREAS. CONTRACTOR TO UTILIZE ALL ONSITE TOPSOIL. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL AT NO ADDITIONAL COST TO OWNER IF EXISTING TOPSOIL IS NOT SUFFICIENT TO MEET THE NEEDS OF THIS PROJECT.
7. ALL PLANTING AREAS TO RECEIVE 1 CY OF SOIL CONDITIONER FOR EACH 75 SF OF PLANT BED AREA. ACCEPTABLE SOIL CONDITIONERS SHALL BE PULVERIZED PINE BARK, PEAT MOSS OR SHREDDED/COMPOSTED LEAVES.
8. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
9. CONTRACTOR TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES ARISE.
10. ALL PLANTS ARE TO BE THOROUGHLY "WATERED IN" THE SAME DAY AS PLANTED.
11. THE PLANT HOLE WIDTH SHALL BE A MINIMUM TWO TIMES THE DIAMETER OF THE ROOT BALL.
12. REMOVE BURLAP FROM TOP OF ROOT BALL BEFORE BACKFILLING AROUND BALL IS COMPLETED.
13. ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
14. LANDSCAPING SHOWN MEETS REQUIREMENTS.
15. ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
16. ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ANY PLANTINGS NEEDING REPLACEMENT WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT IF AFTER FINAL ACCEPTANCE.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

-TREE IMPACT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT TO PLANT TREES IN THE PUBLIC RIGHT OF WAY IF REQUIRED.

1. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY BASS, NIXON, AND KENNEDY, DATED 06-20-2019.
2. 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.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDATION.

1.1 GENERAL PRODUCT REQUIREMENTS

A. PROVIDE A STRUCTURAL PLANTING SOIL USING THE TWO COMPONENTS LISTED BELOW THAT MEET ASTM STANDARDS AS FOLLOWS:

- 1. 2/4" EXPANDED SLATE 80%
- 2. SANDY CLAY LOAM 20%
- 3. PERCENTAGES OF SAND AND CLAY MAY VARY TO MEET TEST REQUIREMENTS.

B. COMPACTION: WHEN CALCULATING THE VOLUME NEEDED FOR THE PROJECT, ADD AN ADDITIONAL 10% CALCULATED VOLUME TO ALLOW FOR COMPACTION WHICH OCCURS DURING INSTALLATION DUE TO DRIVING SMALL EQUIPMENT OVER THE PRODUCT IN ADDITION TO THE NATURAL SETTLING PROCESS.

A. SIZE 3/4" ROTARY KILN EXPANDED SLATE

1. ONLY NON-HAZARDOUS FUELS SUCH AS COAL OR NATURAL GAS MAY BE USED TO PROCESS THE SLATE.
2. UNIT DRY WEIGHT LOOSE: 48 LB./C.F. TO 55 LB./C.F. (ASTM C29)(SATURATED SURFACE LOOSE: 55 LBS./C.F. TO 60 LBS./C.F.)
3. SPECIFIC GRAVITY: 1.45 TO 1.60, DRY BULK (ASTM C127)
4. GRADATION: 3/4" - #4 SIZE

SIEVE SIZE	% PASSING
1"	100
3/4"	90-100
3/8"	10-50
#4	0-10

5. TEST FOR DEGRADATION LOSS USING LOS ANGELES ABRASION TESTING IN ACCORDANCE WITH ASTM C-131 MODIFIED METHOD FM 1-T096. NO MORE THAN 28% OF THE WEIGHT OF THE AGGREGATE MUST BE LOST TO DEGRADATION.

B. SANDY CLAY LOAM:

SANDY CLAY LOAM IS FOR MIXING WITH STRUCTURAL SOIL ONLY AND NOT TO BE CONFUSED WITH "PLANTING SOIL"

TEXTURE:

- 40 - 65% SAND
- 15 - 25% SILT
- 20 - 35% CLAY
- 2 - 5 % ORGANIC MATTER

A. GENERAL:

1. STRUCTURAL SOIL IS SHOWN IN A PUBLIC RIGHT-OF-WAY OR EASEMENT. OBTAIN APPROVALS FROM PROPER AUTHORITIES BEFORE AND AFTER PLACING STRUCTURAL SOIL.
2. ACHIEVE 90% OF MAXIMUM DRY DENSITY FOR THE SUBGRADE. (ASTM D698)

B. PREPARING SUBGRADE:

1. THE SUBGRADE SHALL BE PREPARED ACCORDING TO THE FOLLOWING PROCEDURE:
 - a. REMOVE ALL OBSTACLE MATTER, DEBRIS, LOOSE MATERIAL AND LARGE ROCKS.
 - b. DIG OUT SOFT AND MUCKY SPOTS AND REPLACE WITH SUITABLE MATERIAL.
 - c. LOOSEN HARD SPOTS; UNIFORMLY COMPACT SUBGRADE TO 95% OF ITS' MAXIMUM DRY DENSITY.
2. PERFORATED UNDERDRAIN SYSTEM (IF USED):
 - a. INSTALL UNDER DRAIN SYSTEM, WITH SOCK OR SOIL SEPARATOR FABRIC, ACCORDING TO DRAWINGS AND CONNECTED TO STORM DRAIN.

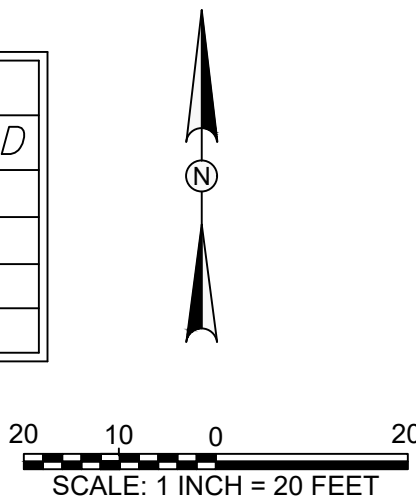
3.3 INSTALLATION OF STRUCTURAL SOIL MIX:

A. GENERAL:

1. INSTALL THE SOIL DRAINS ENSURING THE STRUCTURAL SOIL IS PROPERLY COMPACTED UNDER AND AROUND EACH PIPE.
2. CONSIDER USING ROOT BARRIERS IF IT IS DESIRED TO AVOID ROOT PENETRATION INTO ADJACENT UTILITIES.

B. PLACING AND COMPACTING STRUCTURAL SOIL:

1. PLACE STRUCTURAL SOIL MIX IN HORIZONTAL LIFTS NOT EXCEEDING 12 INCHES DEPTH. COMPACT USING A VIBRATORY PLATE COMPACTING MACHINE. PERFORM A MINIMUM OF TWO PASSES, OF NOT LESS THAN 10 SECONDS PER PASS. BEFORE MOVING THE VIBRATORY PLATE TO THE NEXT ADJACENT LOCATION. ADDITIONAL PASSES MAY BE REQUIRED SHOULD THE FIELD ENGINEER DETERMINE ADDITIONAL COMPACTION IS NECESSARY TO INSURE STABILITY OF THE LAYER. CONTINUE PLACING AND COMPACTING 12 INCH LIFTS UNTIL THE SPECIFIED DEPTH IS REACHED.
2. FOR LARGE SPACES, A VIBRATORY STEEL ROLLER WEIGHING NO MORE THAN 12 TONS STATIC WEIGHT CAN BE USED. HORIZONTAL LIFTS SHOULD NOT EXCEED 12 INCHES COMPACTED. THE MINIMUM NUMBER OF PASSES IS TWO AND MAXIMUM NUMBER IS FOUR. ADDITIONAL PASSES MAY BE REQUIRED SHOULD THE FIELD ENGINEER DETERMINE ADDITIONAL COMPACTION IS NECESSARY TO INSURE STABILITY OF THE LAYER.

[illegible]

NO.	REVISION	BY	DATE
<u>A</u>	CITY OF RALEIGH COMMENTS	JAC	10/31/19
<u>A</u>	CITY OF RALEIGH COMMENTS	JAC	01/20/20
<u>A</u>	CITY OF RALEIGH COMMENTS	JAC	02/11/20
<u>Δ</u>	-	-	-
<u>Δ</u>	-	-	-

ISSUED FOR
PERMITTING

CRUMPLER
Consulting Services, PLLC

LANDSCAPING PLAN

301 W. CABARRUS STREET
RALEIGH NORTH CAROLINA

DESIGNED BY:	JAC
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	08/14/19
SCALE:	1"=20'

BUILDING ELEVATION FACADE SQUARE FOOTAGE 0'-12' ABOVE ADJACENT SIDEWALK	PRE-DEVELOPMENT TRANSPARENCY				PROPOSED ADDITIONAL TRANSPARENCY				TOTAL TRANSPARENCY (PRE- DEVELOPMENT + PROPOSED)			
	LOWER FLR. 0'-12' ABOVE SIDEWALK	LOWER FLR. 3'-8' ABOVE SIDEWALK	UPPER FLR. 0'-12' ABOVE SIDEWALK	UPPER FLR. 3'-8' ABOVE SIDEWALK	LOWER FLR. 0'-12' ABOVE SIDEWALK	LOWER FLR. 3'-8' ABOVE SIDEWALK	UPPER FLR. 0'-12' ABOVE SIDEWALK	UPPER FLR. 3'-8' ABOVE SIDEWALK	LOWER FLR. 0'-12' ABOVE SIDEWALK	LOWER FLR. 3'-8' ABOVE SIDEWALK	UPPER FLR. 0'-12' ABOVE SIDEWALK	UPPER FLR. 3'-8' ABOVE SIDEWALK
NORTH FACADE 2,331 SF	N/A	N/A	338 SF 14.5%	185 SF	N/A	N/A	121 SF (5.2%)	67 SF	N/A	N/A	459 SF (19.7%) (1,539 SF REQ'D PER UDO 3.2.6)	252 SF (10.8% OF REQ'D TRANSPARENCY) (1,790 SF REQ'D PER UDO 15.9.B.1)
EAST FACADE UPPER: 955 SF LOWER: 245 SF	0 SF (0%)	0 SF	0 SF (0%)	0 SF	85 SF (34.7%)	50 SF	124 SF (13%)	61 SF	85 SF (34.7%) (160 SF REQ'D PER UDO 3.2.6)	50 SF (19.7% OF REQ'D TRANSPARENCY) (250 SF REQ'D PER UDO 15.9.B.1)	124 SF (13%) (1,790 SF REQ'D PER UDO 3.2.6)	61 SF (2.5% OF REQ'D TRANSPARENCY) (2,450 SF REQ'D PER UDO 15.9.B.1)

THIS DOES NOT MEET MIN.
TRANSPARENCY
REQUIREMENTS PER UDO 3.2.6
AND 15.9.B, BUT IS ALLOWED
TO BE NONCONFORMING AS AN
EXISTING BUILDING PER 1.11.C.

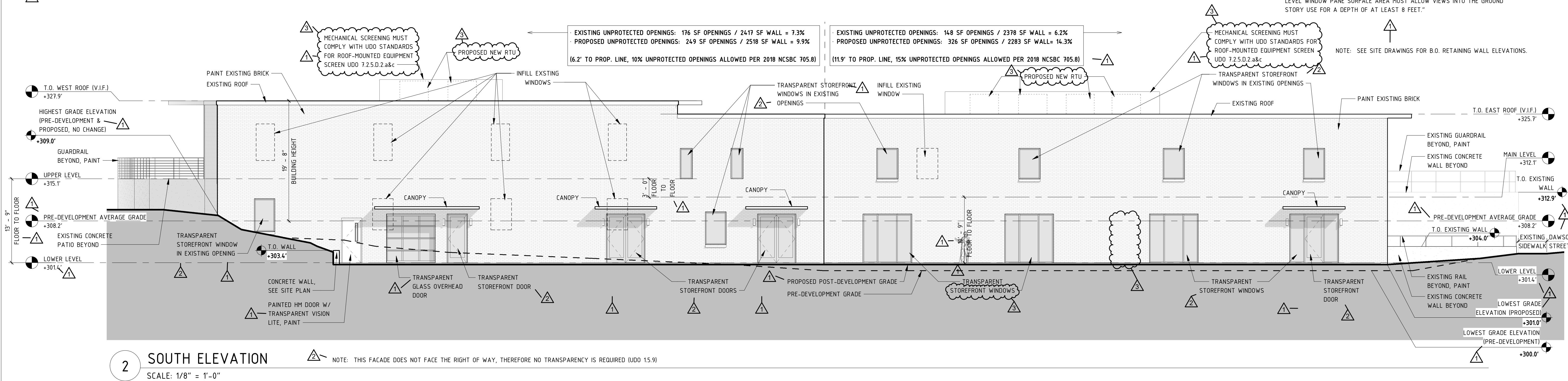
BUILDING ELEVATION	GRADES AT EACH BUILDING ELEVATION				AVERAGE GRADES	
	HIGH GRADE (PRE-DEVELOPMENT)	HIGH GRADE (PROPOSED)	LOW GRADE (PRE-DEVELOPMENT)	LOW GRADE (PROPOSED)	PRE-DEVELOPMENT	PROPOSED
NORTH	312.0'	312.0' (NO CHANGE)	312.0'	312.0' (NO CHANGE)	312.0'	312.0'
EAST	312.0'	312.0' (NO CHANGE)	299.5'	301.0'	305.75'	306.5'
SOUTH	309.0'	309.0' (NO CHANGE)	300.0'	301.0'	304.5'	305.0'
WEST	312.0'	312.0' (NO CHANGE)	309.0'	309.0' (NO CHANGE)	310.5'	310.5'

COMPLETE BUILDING
AVERAGE GRADES: 308.19' (PRE-DEVELOP.,
MOST RESTRICTIVE) 308.5' (PROPOSED)

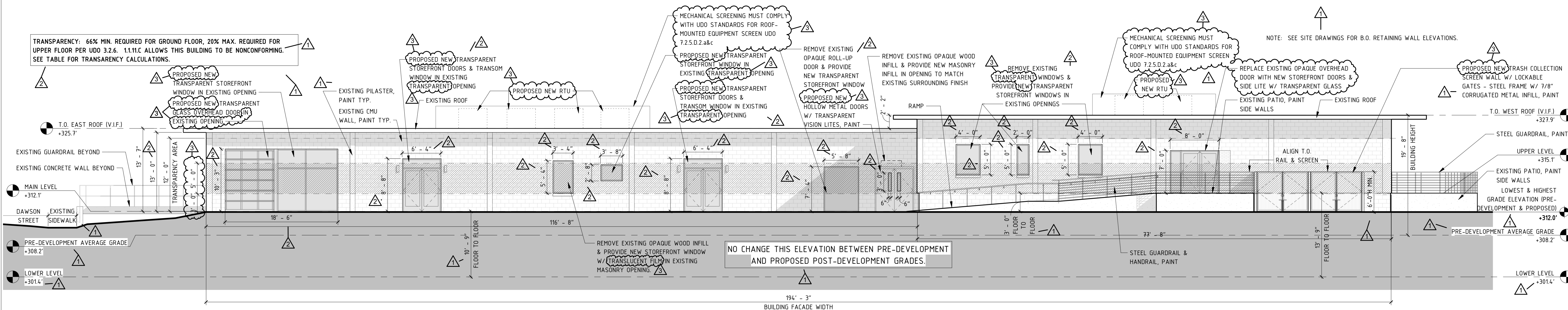
UDO NOTES

- EXISTING BUILDING HEIGHT IS 19'-7" PER UDO 15.7.
- DISTRICT-12 ALLOWS FOR 12 STORIES/150' BUILDING HEIGHT (UDO 3.3.2)
- TRANSPARENCY REQUIREMENTS NOTED ARE FOR A MIXED USE BUILDING IN DX- (UDO 3.2.6).
- MAX. ALLOWED BLANK WALL AREA FOR A MIXED USE BUILDING IN DX- : 20' (UDO 3.2.6)
- AVERAGE GRADE DETERMINED PER UDO 15.7.A.2
- 11.11 ALLOWS EXISTING TRANSPARENCY & BLANK WALL NONCONFORMITIES TO REMAIN. ANY NEW WORK WILL NOT REMOVE ANY EXISTING TRANSPARENCY AREAS OR INCREASE BLANK WALL AREAS.
- STREET LEVEL WINDOW PANE SURFACE AREA WILL ALLOW VIEWS INTO THE GROUND STORY USE FOR A DEPTH OF AT LEAST 8'. ALL NEW GLASS WILL HAVE A TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15% (UDO 15.9.B.3 & 4).
- SEC. 11.11 ALLOWS FOR EXISTING TRANSPARENCY NONCOMPLIANCE OF SEC. 15.9.B.3: "IN A MIXED USE BUILDING, OR GENERAL BUILDING WHERE AN URBAN FRONTAGE IS APPLIED, A MINIMUM OF 60% OF THE STREET-FACING, STREET-LEVEL WINDOW PANE SURFACE AREA MUST ALLOW VIEWS INTO THE GROUND STORY USE FOR A DEPTH OF AT LEAST 8 FEET."

NOTE: SEE SITE DRAWINGS FOR B.O. RETAINING WALL ELEVATIONS.



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

C:\Users\emorgan\Documents\301 W.Cabarrus (2020 VERSION)\emilyS68WW.rvt

TRANSPARENCY AT RIGHT-OF-WAY ELEVATIONS												
BUILDING ELEVATION FACADE SQUARE FOOTAGE 0'-12' ABOVE ADJACENT SIDEWALK	PRE-DEVELOPMENT TRANSPARENCY				PROPOSED ADDITIONAL TRANSPARENCY				TOTAL TRANSPARENCY (PRE-DEVELOPMENT + PROPOSED)			
	LOWER FLR. 0'-12' ABOVE SIDEWALK	LOWER FLR. 3'-8' ABOVE SIDEWALK	UPPER FLR. 0'-12' ABOVE SIDEWALK	UPPER FLR. 3'-8' ABOVE SIDEWALK	LOWER FLR. 0'-12' ABOVE SIDEWALK	LOWER FLR. 3'-8' ABOVE SIDEWALK	UPPER FLR. 0'-12' ABOVE SIDEWALK	UPPER FLR. 3'-8' ABOVE SIDEWALK	LOWER FLR. 0'-12' ABOVE SIDEWALK	LOWER FLR. 3'-8' ABOVE SIDEWALK	UPPER FLR. 0'-12' ABOVE SIDEWALK	UPPER FLR. 3'-8' ABOVE SIDEWALK
NORTH FACADE 2,331 SF	N/A	N/A	338 SF 14.5%	185 SF	N/A	N/A	121 SF (5.2%)	67 SF	N/A	N/A	459 SF (19.7%) <i>(1,539 SF REQ'D PER UDO 3.2.6)</i>	252 SF (10.4% OF REQ'D TRANSPARENCY) <i>(770 SF REQ'D PER UDO 15.9.B.1)</i>
EAST FACADE UPPER: 955 SF LOWER: 245 SF	0 SF (0%)	0 SF	0 SF (0%)	0 SF	85 SF (34.7%)	50 SF	124 SF (13%)	61 SF	85 SF (34.7%) <i>(142 SF REQ'D PER UDO 3.2.6)</i>	50 SF <i>(142 SF REQ'D PER UDO 15.9.B.1)</i>	124 SF (13%) <i>(142 SF REQ'D PER UDO 3.2.6)</i>	61 SF (6.1% OF REQ'D TRANSPARENCY) <i>(215 SF REQ'D PER UDO 15.9.B.1)</i>

THIS DOES NOT MEET MIN. TRANSPARENCY REQUIREMENTS PER UDO 3.2.6 AND 15.9.B, BUT IS ALLOWED TO BE NONCONFORMING AS AN EXISTING BUILDING PER 1.11.C.

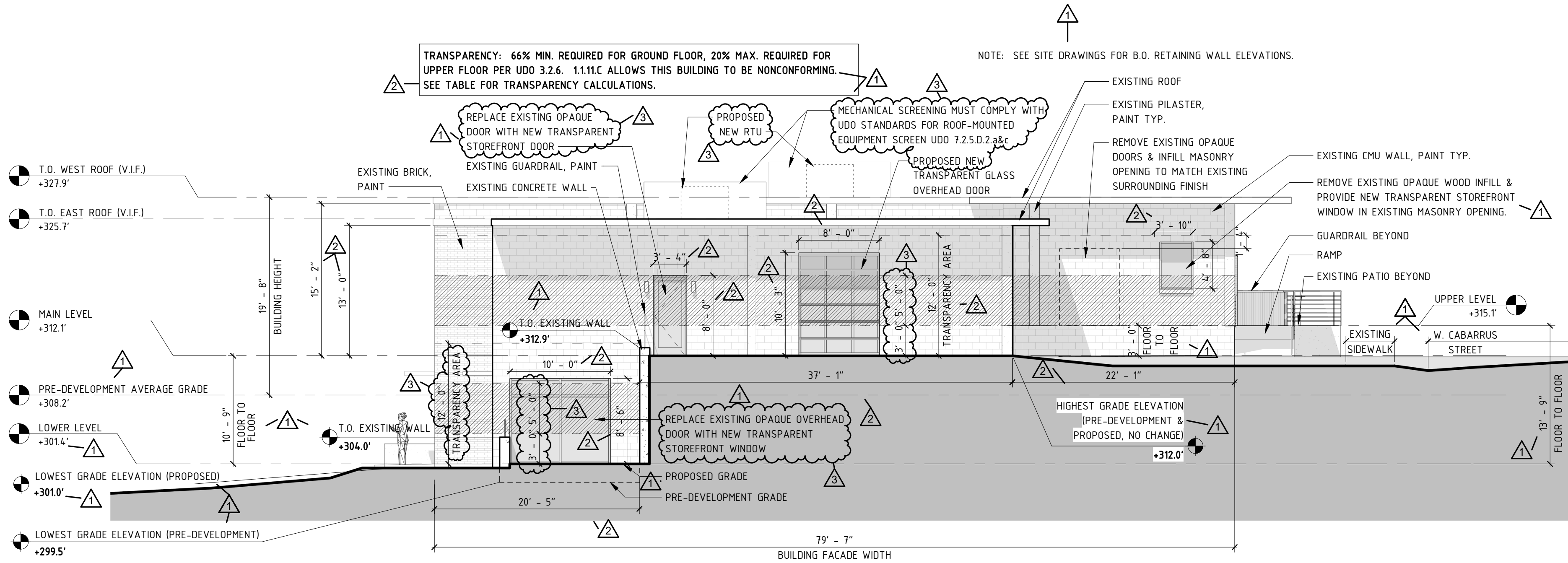
THIS DOES NOT MEET MIN.
TRANSPARENCY
REQUIREMENTS PER UDO 3.2.6
AND 15.9.B, BUT IS ALLOWED
TO BE NONCONFORMING AS AN
EXISTING BUILDING PER 1.11.1.C.

GRADES AT EACH BUILDING ELEVATION					AVERAGE GRADES	
BUILDING ELEVATION	HIGH GRADE (PRE-DEVELOPMENT)	HIGH GRADE (PROPOSED)	LOW GRADE (PRE-DEVELOPMENT)	LOW GRADE (PROPOSED)	PRE-DEVELOPMENT	PROPOSED
NORTH	312.0'	312.0' (NO CHANGE)	312.0'	312.0' (NO CHANGE)	312.0'	312.0'
EAST	312.0'	312.0' (NO CHANGE)	299.5'	301.0'	305.75'	306.5'
SOUTH	309.0'	309.0' (NO CHANGE)	300.0'	301.0'	304.5'	305.0'
WEST	312.0'	312.0' (NO CHANGE)	309.0'	309.0' (NO CHANGE)	310.5'	310.5'

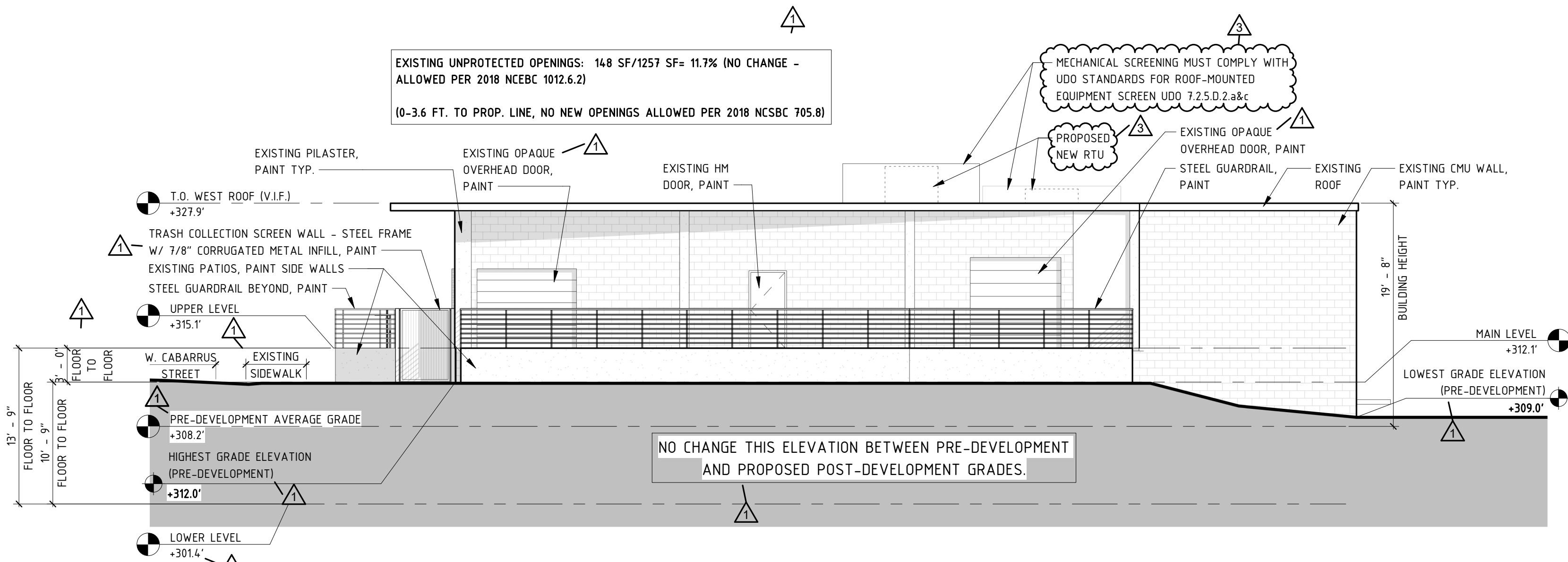
COMPLETE BUILDING
AVERAGE GRADES:
308.19' (PRE-DEVELOP.,
MOST RESTRICTIVE)
308.5' (PROPOSED)

UDO NOTES

- EXISTING BUILDING HEIGHT IS 19'-7" PER UDO 15.7.
- DISTRICT-12 ALLOWS FOR 12 STORES/150' BUILDING HEIGHT (UDO 3.3.2)
- TRANSPARENCY REQUIREMENTS NOTED ARE FOR A MIXED USE BUILDING IN DX- (UDO 3.2.6).
- MAX. ALLOWED BLANK WALL AREA FOR A MIXED USE BUILDING IN DX- : 20' (UDO 3.2.6)
- AVERAGE GRADE DETERMINED PER UDO 15.7.A.2
- 1.11.1 ALLOWS EXISTING TRANSPARENCY & BLANK WALL NONCONFORMITIES TO REMAIN. ANY NEW WORK WILL NOT REMOVE ANY EXISTING TRANSPARENCY AREAS OR INCREASE BLANK WALL AREAS.
- STREET LEVEL WINDOW PANE SURFACE AREA WILL ALLOW VIEWS INTO THE GROUND STORY USE FOR A DEPTH OF AT LEAST 8'. ALL NEW GLASS WILL HAVE A TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15% (UDO 15.9.B.3 & 4).
- SEC. 1.11.1 ALLOWS FOR EXISTING TRANSPARENCY NONCOMPLIANCE OF SEC. 15.9.B.3. "IN A MIXED USE BUILDING, OR GENERAL BUILDING WHERE AN URBAN FRONTAGE IS APPLIED, A MINIMUM OF 60% OF THE STREET-FACING, STREET-LEVEL WINDOW PANE SURFACE AREA MUST ALLOW VIEWS INTO THE GROUND STORY USE FOR A DEPTH OF AT LEAST 8 FEET."



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



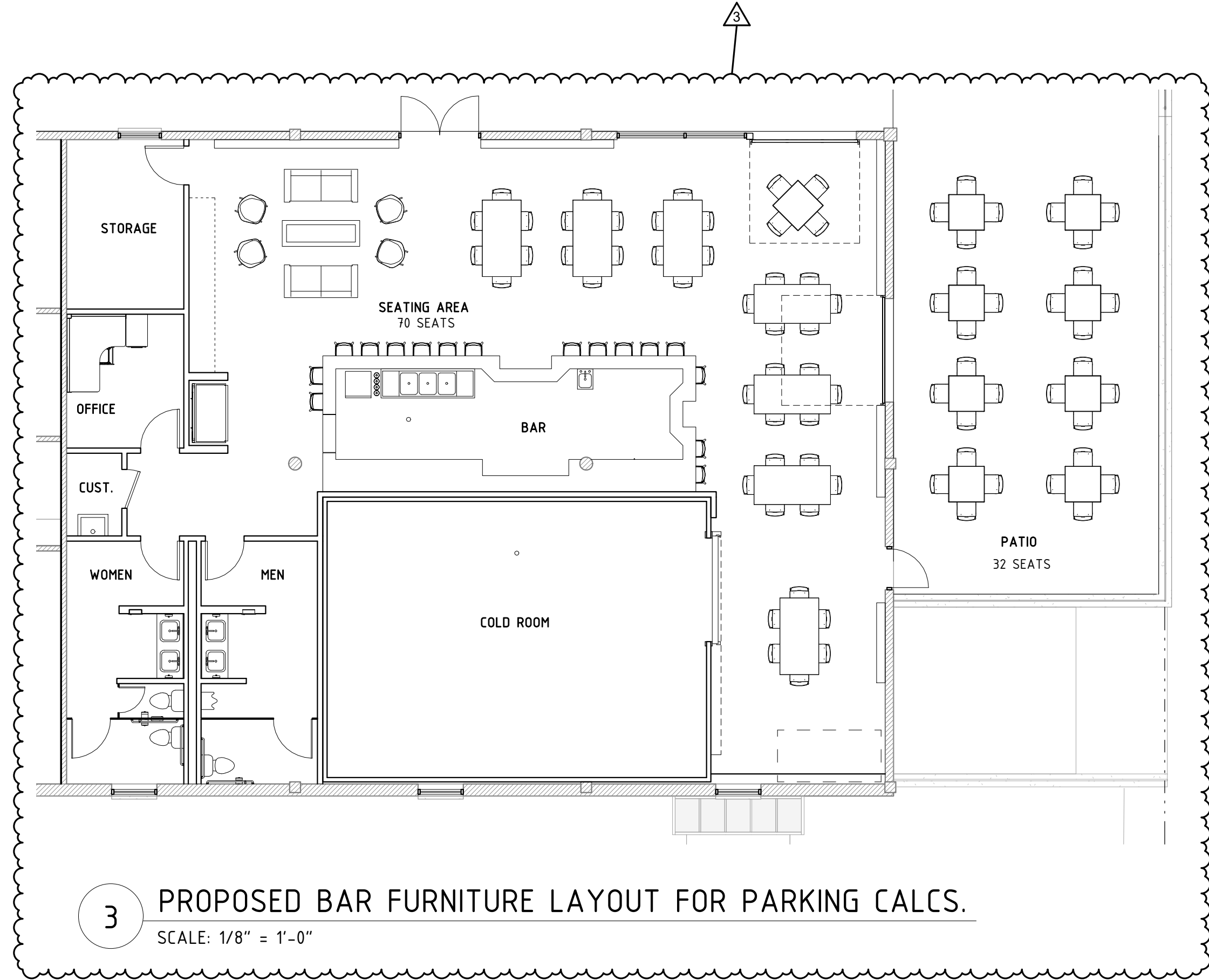
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: THIS FACADE DOES NOT FACE THE RIGHT OF WAY, THEREFORE NO TRANSPARENCY IS REQUIRED (UDO 15.9)

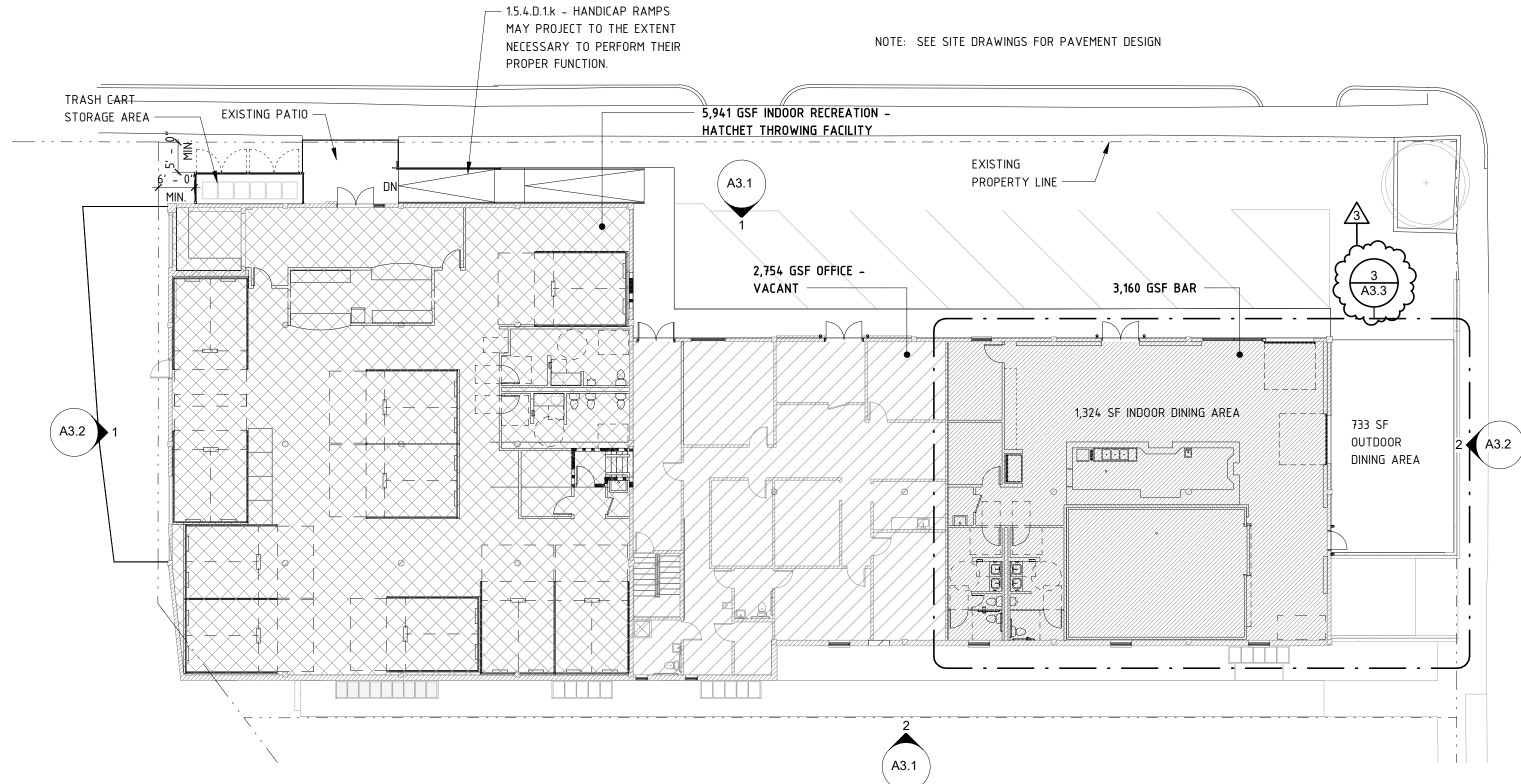
DATE	01.09.2020
DR.	EWM
CH.	DSM
PROJ. #	19005

REVISIONS		
NO.	DESCRIPTION	DATE
1	ASR Review Cycle 1	10.31.2019
2	ASR Review Cycle 2	01.21.2020
3	ASR Review Cycle 3	02.14.2020

PROPOSED
POST- &
PRE-DEVELOPMENT
BUILDING
ELEVATIONS



3 PROPOSED BAR FURNITURE LAYOUT FOR PARKING CALCS.
SCALE: 1/8" = 1'-0"



2 UPPER FLOOR PLAN - PROPOSED TENANT USE
SCALE: 1/16" = 1'-0"

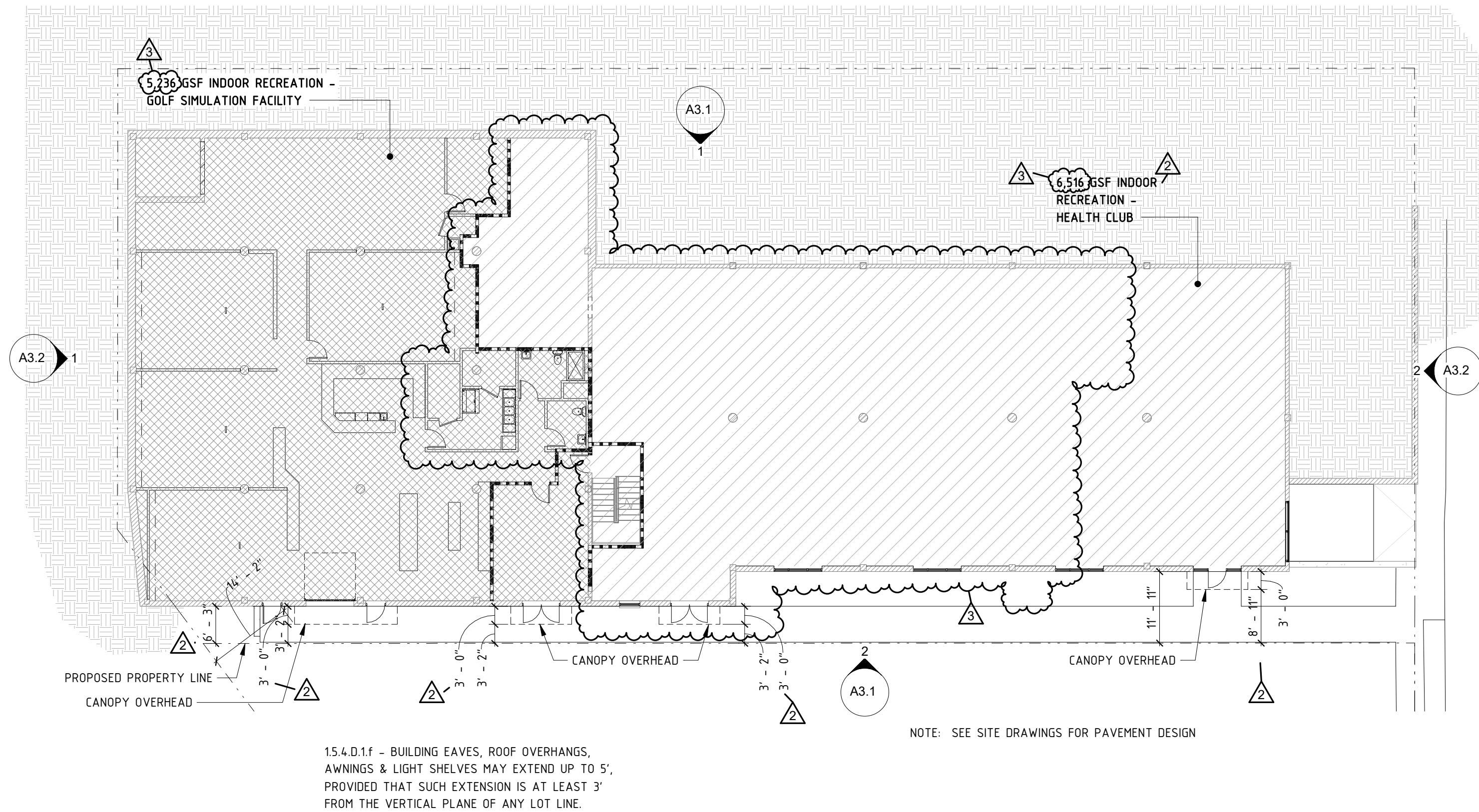
PARKING TABLE BELOW DUPLICATED FROM SHEET C-3, FOR REFERENCE ONLY

BUILDING USE AND PARKING TABLE											
USE	DESCRIPTION	FLOOR	GROSS AREA	% FLOOR AREA	VEHICLE PARKING REQUIRED	VEHICLE PARKING SPACES REQUIRED	VEHICLE PARKING PROVIDED**	SHORT TERM BIKE PARKING REQUIRED	SHORT TERM BIKE PARKING PROVIDED	LONG TERM BIKE PARKING REQUIRED	LONG TERM BIKE PARKING PROVIDED
INDOOR RECREATION	GOLF SIMULATION FACILITY (6.4.2.A) - PRIMARY USE	LOWER	5,236	5,236/11,752=44.6%	1 PER 300SF	18	0	1 PER 5,000SF OR MINIMUM OF 4	4	N/A	N/A
INDOOR RECREATION	HEALTH CLUB (6.4.2.C)-PRIMARY USE	LOWER	6,516	6,516/11,752=55.4%	1 PER 300SF	22	0	1 PER 5,000SF OR MINIMUM OF 4	4	N/A	N/A
INDOOR RECREATION	HATCHET THROWING FACILITY (6.4.2.C)- PRIMARY USE	UPPER	5,941	5,941/11,855=50.1%	1 PER 300SF	20	0	1 PER 5,000SF OR MINIMUM OF 4	4	N/A	N/A
OFFICE	PROFESSIONAL SERVICES (6.4.4.A.2)- PRIMARY USE	UPPER	2,754	2,754/11,855=23.2%	1 PER 400SF	7	0	1 PER 1,000SF OR MINIMUM OF 4	4	4	4
RESTAURANT/BAR	BAR- ALCOHOLIC BEVERAGE SALES IN EXCESS OF 70% OF THE BUSINESS'S TOTAL ANNUAL SALES (6.4.10.B)-PRIMARY USE	UPPER	3,160	3,160/11,855=26.7%	1 PER 150SF OR 1 PER 5 SEATS	21	0	1 PER 50,000SF OR MINIMUM OF 4	4	4	4
TOTALS			LOWER = 11,752 UPPER = 11,855 TOTAL = 23,607			88	0	20	20	8	8

**VEHICLE PARKING EXEMPT PER UDO SEC 7.1.3.A.1.E

BUILDING USES					
USE	DESCRIPTION	FLOOR	GROSS AREA (SF)	% TOTAL BUILDING AREA	% FLOOR AREA
INDOOR RECREATION	GOLF SIMULATION FACILITY (6.4.2.A) - PRIMARY USE	LOWER	5,236	5,236 / 23,607 = 22.2%	5,236 / 11,752 = 44.6% LOWER FLOOR
INDOOR RECREATION	HEALTH CLUB (6.4.2.C) - PRIMARY USE	LOWER	6,516	6,516 / 23,607 = 27.6%	6,516 / 11,752 = 55.4% LOWER FLOOR
INDOOR RECREATION	HATCHET THROWING FACILITY (6.4.2.A) - PRIMARY USE	UPPER	5,941	5,941 / 23,607 = 25.1%	5,941 / 11,855 = 50.1% UPPER FLOOR
OFFICE	PROFESSIONAL SERVICES (6.4.4.A.2) - PRIMARY USE	UPPER	2,754	2,754 / 23,607 = 11.7%	2,754 / 11,855 = 23.2% UPPER FLOOR
RESTAURANT/BAR	BAR - ALCOHOLIC BEVERAGE SALES IN EXCESS OF 70% OF THE BUSINESS'S TOTAL ANNUAL SALES (6.4.10.B) - PRIMARY USE	UPPER	3,160	3,160 / 23,607 = 13.4%	3,160 / 11,855 = 26.7% UPPER FLOOR

LOWER FLOOR GROSS AREA = 11,752 SF
UPPER FLOOR GROSS AREA = 11,855 SF
TOTAL BUILDING GROSS AREA = 23,607 SF



1 LOWER FLOOR PLAN - PROPOSED TENANT USE
SCALE: 1/16" = 1'-0"

DATE	01.09.2020
DR.	EWM
CH.	DSM
PROJ. #	19005

REVISIONS

NO.	DESCRIPTION	DATE
1	ASR Review Cycle 1	10.31.2019
2	ASR Review Cycle 2	01.21.2020
3	ASR Review Cycle 3	02.14.2020