

Appearance Commission

Design Alternate Application

The purpose of this request is to seek a Design Alternate from the Appearance Commission. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based on the applicable standard, as outlined in Sec. 10.2.18 of the UDO. **A preliminary subdivision plan, plot plan, or site plan must be submitted to Development Services prior to the submittal of a Design Alternate Application.**

PROJECT	Project Information		
	Project Name		Case Number
	PIN Number		Zoning District
	Property Address		
	City	State	ZIP
	Project Applicant Information		
	Name		Email
	Address		City
	State	Zip Code	Phone
	OWNER	Property Owner Information	
Name		Email	
Address		City	
State		Zip Code	Phone
Attorney Information			
Name		Email	
ATTORNEY	Address		City
	State	Zip Code	Phone
	REQUEST		
REQUEST	I am seeking a Design Alternate from the requirements set forth in the following:		
	UDO Article 8.3.2, 8.3.4, 8.3.5		See page 2 for findings
	UDO Article 8.4, 8.5, Raleigh Street Design Manual		See page 3 for findings

CHECKLIST	
Signed Design Alternate Application	Included
Page(s) addressing required findings	Included
Plan(s) and support documentation	Included
Notary page filled out by owner	Included
Stamped and addressed envelopes; corresponding mailing list per UDO Sec. 10.2.1.C.1.	Included
Fee - \$211.00	Included

UDO Section 8.3.2, 8.3.4, 8.3.5

Design Alternate Findings

The Appearance Commission may in accordance with Sec. 10.2.18.D approve a design alternate, subject to all of the following findings.

For design alternates related to block perimeter, please provide the exact linear footage and exhibit/depiction of the existing or proposed block.

1. The approved Design Alternate meets the intent of Sections 8.3.2, 8.3.4, and 8.3.5

2. The approved Design Alternate does not increase congestion or compromise safety;

3. The approved Design Alternate does not conflict with an approved or built roadway construction project adjacent to or in the vicinity of the site (no Design Alternate shall be approved when the City Council has authorized a roadway design project in the vicinity, where the roadway design has not yet been finalized); and

4. The Design Adjustment is deemed reasonable due to one or more of the following:
 - a. Given the existing physical environment, compliance is not physically feasible;

 - b. Compliance would not meaningfully improve connectivity;

 - c. Compliance is not compatible with adjacent uses[s]; or

 - d. The burden of compliance is not reasonable given the size of the site or the intensity of the development.

UDO Articles 8.4, 8.5 and RALEIGH STREET DESIGN MANUAL

Design Alternate Findings

The Appearance Commission may in accordance with Sec. 10.2.18.E approve a design alternate, subject to all of the following findings.

For design alternates related to block perimeter, please provide the exact linear footage and exhibit/depiction of the existing or proposed block.

1. The approved Design Alternate meets the intent of Articles 8.4 and 8.5 or the Raleigh Street Design Manual (if applicable);
2. The approved Design Alternate does not increase congestion or compromise safety;
3. The approved Design Alternate does not create additional maintenance responsibilities for the City;
4. The approved Design Alternate has been designed and certified by a Professional Engineer, or such other Design Professional licensed to design, seal, and certify the alternate;
5. The approved Design Alternate will not adversely impact stormwater collection and conveyance; and
6. The Design Alternate is deemed reasonable due to one or more of the following:
 - a. Given the existing physical environment, including but not limited to the following, compliance is not physically feasible:
 - i. An existing building would impede roadway expansion; or
 - ii. Transitioning from a different street section; or
 - b. The burden of compliance is not reasonable given the size of the site or intensity of the development.

City of Raleigh, NC Appearance Commission Application Instructions



PRE-APPLICATION MEETING

A pre-application meeting with City staff is required **prior to** the submittal of a Design Alternate Application. Please contact the Transportation Reviewer assigned to your Development Plan Application to schedule a Pre-application meeting. For general questions regarding the process to seek a Design Alternate, please contact Daniel.king@raleighnc.gov.

FILING FEE: \$211.00

SUBMITTAL REQUIREMENTS

Design Alternate Applications can be downloaded from City's official website [Design Alternate Process](#). An application will not be considered complete until **ALL** the following items have been submitted:

1. Payment of filing fee - All applications must be paid via check made out to the "City of Raleigh";
2. The most current version of your Development Plan highlighting the Design Alternates requested must be included with your application. If the Development Plan is amended, you must update the Design Alternate Application to include a copy of the most recent version of the Development Plan **no later than 15 business days prior to the evidentiary hearing on your Application.**
3. A list that includes the names and mailing addresses of the following: (1) owner(s) of the subject property included in the Application and (2) the owners of all property within 100 feet on all sides of the Subject Property, all as listed in the Wake County tax records at the time of submittal. Applicants may utilize the Label Creator tool located on the City's webpage <https://raleighnc.gov/board-adjustment>;
4. One (1) original hard copy of the signed and notarized Certification of Owner(s) or Applicant(s); and
5. Stamped (first class) and labeled envelopes addressed to the owner(s) of the Subject Property and the owners of all property within 100 feet on all sides of the Subject Property as noted on the required list. It is requested that the envelopes be self-sealing (peel and stick) and labeled with the following return address: Department of Planning and Development, City of Raleigh, P.O. Box 590, Raleigh, NC 27602-0590

**** Notarized Certification of Owner(s) or Applicant(s) and Stamped and Addressed Envelopes MUST be submitted by the filing deadline ****

FILING DEADLINES

Complete applications must be filed minimum a of 60 days prior to the date the Appearance Commission conducts the evidentiary hearing on the application. If the Development Plan is amended, you must update the Design Alternate Application to include a copy of the most recent version of the Development Plan no later than 15 business days prior to the evidentiary hearing on the application.

PUBLIC HEARING REQUIREMENT

The Raleigh Appearance Commission conducts evidentiary hearings on requests for Design Alternates. The Appearance Commission considers the application and the sworn testimony, and other relevant written and/or illustrative evidence entered into the record at the evidentiary hearing on the application.

Notification of the public hearing will take place by each of the following methods:

- **By Mail** – City Staff will prepare and mail a written notice to the owner(s) of the property (the “Subject Property”) included in the Design Alternate Application and the owners of all property within 100 feet on all sides of the Subject Property. This notice will be postmarked not more than 25 calendar days and no less than 10 calendar days prior to the date of the evidentiary hearing.
- **By Web** - Notice will be posted on the City’s official website no less than 10 calendar days prior to the date of the evidentiary hearing.
- **On-Site** - Notice will also be posted by City staff on the Subject Property at least 10 days prior to the date of the evidentiary hearing. ***NOTICE TO APPLICANT - The applicant must retrieve the posted sign the morning of the evidentiary hearing and return it to the City either at the evidentiary hearing or within three (3) business days following the evidentiary hearing or they will be charged \$45.00.***

QUASI-JUDICIAL EVIDENTIARY HEARING

You or your legal representative are **required** to attend and present your case before the Appearance Commission. The Appearance Commission will consider the application, any other relevant written and/or illustrative evidence entered into the record, including the Staff Report, and any sworn testimony, all at an evidentiary hearing. After the evidentiary hearing, the Appearance Commission will vote to approve, approve with conditions, or deny the application.

Appearance Commission meetings are typically held the 1st and 3rd Monday of each month in the City Council Chamber, Room 201 of the Raleigh Municipal Building located at 222 W. Hargett Street. Meetings begin at 4:30 p.m. unless otherwise specified.

The Appearance Commission conducts evidentiary hearings on Design Alternate Applications at its meeting on the 1st Thursday of each month.

The Appearance Commission conducts an evidentiary hearing and makes its decision based on the written and oral evidence in the record. Members of the Appearance Commission must refrain from *ex parte* communications (communications outside of the hearing itself) regarding upcoming or ongoing cases including the applicant and other members of the Appearance Commission. All testimony before the Appearance Commission must be “sworn” testimony; therefore, all persons wishing to speak on the matter must be sworn in

All applicants are advised to have an attorney represent them as this is a legal proceeding. Applicants that are entities, including governmental entities, corporations, LLCs, LLPs and Partnerships must be represented by an attorney. Engineers, architects, real estate agents, planners and other non-attorneys may only appear as witnesses; they may not appear on behalf of an applicant or those opposed to an application in a representative capacity. In addition, only an expert can testify regarding matters that require expert testimony such as impacts of proposed activities on property values, traffic, or stormwater runoff. Individuals opposed to an application may appear and represent themselves at the hearing (entities opposing an application, however, must be represented by an attorney as explained above).

ADDITIONAL INFORMATION:

The aforementioned is provided for informational purposes only. For further information, applicants are advised to consult the appropriate sections of the North Carolina General Statutes, the City Code, and the City’s Unified Development Ordinance (“UDO”).

For further information on the quasi-judicial hearing process, please review “A Citizen’s Guide to Evidentiary Hearings” available on the City’s website here:

<https://cityofraleigh0drupal.blob.core.usgovcloudapi.net/drupal-prod/COR14/EvidentiaryHearing.pdf>

NOTARIZED CERTIFICATION OF OWNER(S)

I, Louis J. Rogers, the undersigned, being first duly sworn, depose and say that I voluntarily submitted this Board of Adjustment Application to the City of Raleigh; that I am the owner(s) of the property described and which is the subject matter of this Board of Adjustment Application; that all answers to the questions in this application, and all plot plan(s), sketches, data and other supplementary information attached to this application are honest and true to the best of my knowledge and belief. Submission of an incomplete or incorrect application may result in a delay in processing or the rejection of my application.

CSRA OPPORTUNITY ZONE FUND VI OWNER, LLC,
a Virginia limited liability company;

By: CSRA Opportunity Zone Fund VI Manager, LLC,
a Virginia limited liability company, its Manager

By: Capital Square Development, LLC,
a Virginia limited liability company, its
Sole Member

Date: 9/3/2021

Louis J. Rogers, Principal

COMMONWEALTH OF VIRGINIA
Henrico COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing application for the purpose stated therein and in the capacity indicated:

Principal

Date: 9/3/2021

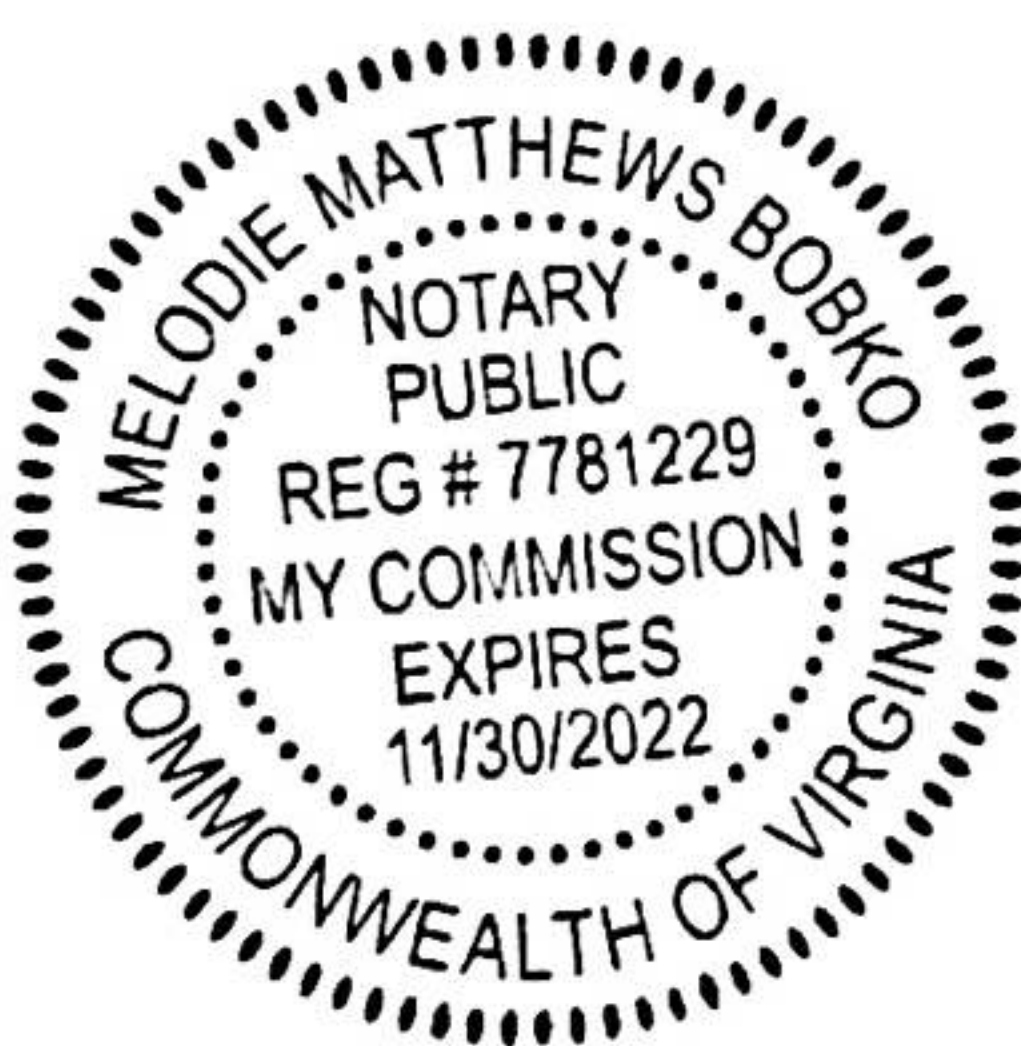
[NOTARY SEAL]

Melodie Matthews Bobko

Official Signature of Notary

Melodie Matthews Bobko, Notary Public
Notary's Printed or Typed Name

My Commission expires: 11/30/2022



Nature of the Request

Property owner requests a 94' design alternate and a 22' design alternate to Raleigh Street Design Manual Article 9.5, which requires that driveways be spaced at least 200' from an intersection, in order to construct a move-in driveway and parking deck driveway that are 106' and 178' from the W. Lenoir Street and S. Dawson Street intersection, respectively; and a 128' design alternate to Raleigh Street Design Manual Section 9.5.2.c., which requires driveways accessing up to an 80-foot wide street right-of-way be spaced at least 200' apart centerline to centerline, in order to construct a move-in driveway and parking deck driveway that are spaced 72' apart centerline to centerline. These design alternates are requested to construct a mixed-use building at 320 and 328 W. South Street.

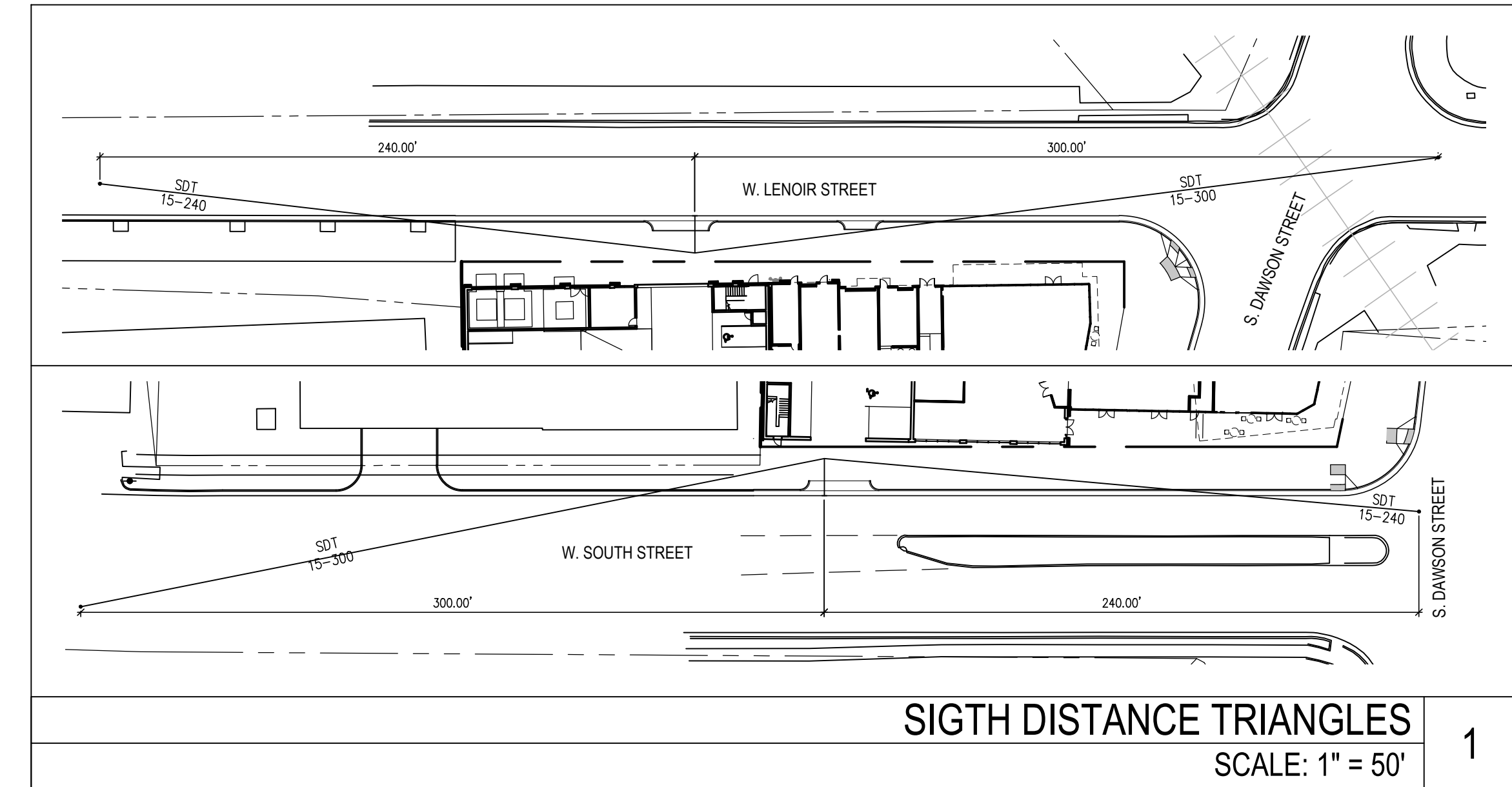
Responses to Design Alternate Standards for UDO Article 8.4, 8.5 and the Street Design Manual

1. The approved Design Alternate meets the intent of the Street Design Manual
Response: The intent of the Street Design Manual (and UDO Section 8.3.5.) is to provide for adequate and well-connected development with necessary facilities to serve and protect all users of Raleigh's transportation system. The parking deck entrance along W. Lenoir Street is only 22' short of the intersection spacing requirement, but provides residents, tenants and guests an additional point of ingress and egress; the parking deck has another access point along W. South Street. Additionally, the move-in access point is located in the safest point available along W. Lenoir Street. The property has more frontage along W. Lenoir Street than W. South Street, and S. Dawson Street is a Major Thoroughfare. While the move-in access point does not meet the minimum spacing requirements, it provides the safest point of access possible for new tenants/residents.
2. The approved Design Alternate does not increase congestion or compromise safety
Response: The proposed layout locates the parking deck access farther from the W. Lenoir Street and S. Dawson Street intersection than move-in access point. By the nature of each access point's use, the move-in area should be utilized much less than the parking deck access. The project minimizes its impact to the intersection by locating the busiest entrance farther from the aforementioned intersection. The sporadic use of the move-in access point also justifies the shorter distance between it and the parking deck access than the Street Design Manual would otherwise permit.
3. The approved design alternate does not create additional maintenance responsibilities for the City
Response: The approved design alternate does not create additional maintenance responsibilities for the City.
4. The approved design alternate has been designed and certified by a professional engineer.
Response: The approved design alternate has been designed and certified by Paul Asche.
5. The approved design alternate will not adversely impact stormwater collection and conveyance

Response: The approved design alternate will not adversely impact stormwater collection and conveyance.

6. Design alternate is deemed reasonable due to 1 or more of the following
 - a. Given existing physical environment, compliance is not physically feasible
 - i. An existing building would impeded roadway expansion
 - ii. Transition from a different street section
 - b. The burden of compliance is not reasonable given the size of the site or intensity of the development

Response: The property has approximately 280' of frontage along W. Lenoir Street, compared to approximately 205' of frontage along W. South Street; S. Dawson Street is a Major Thoroughfare and not suitable for any access points along the property's frontage. Because the property has only 280' of frontage along W. Lenoir Street, there is no way to locate the driveway access and move-in access so that both the intersection and driveway spacing standards are met. The location of the driveway access and move-in area are positioned in such a way (lesser used move-in area closer to the intersection) to minimize traffic and safety concerns.



SIGHT DISTANCE TRIANGLES

SCALE: 1" = 50'

1

PRIMARY STREET DETERMINATION (SEC. 1.5.4.C.1)			
A LOT DEVELOPED WITH THE APARTMENT, GENERAL, MIXED-USE OR CIVIC BUILDING TYPES SHALL DESIGNATE ITS PRIMARY STREET USING THE CRITERIA SHOWN IN (A) THROUGH (G) BELOW. IF NO STREET MEETS CRITERIA (A) THROUGH (D), THEN THE STREET THAT THAT SATISFIES MORE OF CRITERIA (E) THROUGH (G) WILL BE DESIGNATED AS PRIMARY. IF THE CRITERIA DO NOT APPLY OR DO NOT PRODUCE A CLEAR RESULT, THEN ANY STREET MAY BE DESIGNATED AS PRIMARY BY THE APPLICANT.			
A. THE STREET WITH TRANSIT SERVICE:	LENOIR	DAWSON	SOUTH
B. THE STREET DESIGNATED AS A MAIN STREET OR URBAN THOROUGHFARE ON THE URBAN FORM MAP:	NO	NO	NO
C. ANY STREET DESIGNATED AS A RETAIL STREET IN THE DOWNTOWN SECTION OF THE COMPREHENSIVE PLAN:	NO	NO	NO
D. THE STREET DESIGNATED AS A MIXED-USE STREET ON THE RALEIGH STREET PLAN MAP:	YES	NO	YES
PER SECTION 1.5.4.C.1, IF THREE OR FOUR STREETS MEET ANY OF CRITERIA (A) THROUGH (D), THE TWO STREETS THAT MEET MORE OF (A) THROUGH (D) WILL BE DESIGNATED AS PRIMARY; IF THEY MEET THE SAME NUMBER, THEN THE APPLICANT MAY CHOOSE THE TWO STREETS.			
	PRIMARY	SIDE	PRIMARY
RESPONSE: BASED ON THE ABOVE, THE PRIMARY STREETS ARE W. LENOIR AND W. SOUTH STREETS. S. DAWSON IS DESIGNATED A SIDE STREET.			

Site Data			
Project: 320 South Street			
Date: 05.19.2021 (updated 08.06.2021)			
1 Zoning	Survey SF	Survey AC	DX-20-UL-CU
2 Tract area			
1703563326 (328 W. South St.)	23,800 SF	0.546 AC	0.610 AC
1703564375 (320 W. South St.)	23,206 SF	0.533 AC	0.710 AC
Plus W. Lenoir St. right of way closure	4,340 SF	0.100 AC	
Plus W. South St. right of way closure	99 SF	0.002 AC	
Gross acreage	51,450 SF	1.181 AC	1.422 AC
Less W. South St. right of way dedication	-653 SF	-0.015 AC	
Net acreage	50,798 SF	1.166 AC	
3 Proposed use			
Building type			Mixed Use
Multi-unit living - floors 2 through 20			
1 BR			201 DU
2 BR			92 DU
3 BR			3 DU
Total			296 DU
Nonresidential			
Ground floor - retail sales			9,168 SF
Proposed FAR	351,394 /	1.17 =	351,394 SF
Building lot coverage (includes garage)	45,872 /	1.17 =	90.3%
Proposed density	296 /	1.17 =	253.8 DU/AC
5 Outdoor amenity area (UDO section 3.2.6.A3)			
Area required - 10% of net acreage	50,798 SF		1,166 AC
Parcel net area			
10% required	10%		10%
Subtotal	5,080 SF		0.117 AC
Plus additional 50 sf per floor for floors 7-20	650 SF		0.015 AC
Total required	5,730 SF		0.132 AC
Area provided - OAA #1 street level	3,849 SF		0.088 AC
Open to the sky	1,818 SF		0.042 AC
15' and > (ground floor height)	2,031 SF		0.047 AC
> 8' but < 15' (ground floor height) (50% max.)	0 SF		0.000 AC
Total	3,849 SF	67.2%	0.088 AC
Area provided - OAA #2 upper level	0 SF		0.000 AC
Area provided - OAA #3 upper level	1,881 SF		0.043 AC
Total area provided - upper level	1,881 SF		0.043 AC
Total street level OAA	3,849		0.088
Total upper level OAA	1,881		0.043
Total - 12% max.	5,730 SF	11.3%	0.132 AC
Required seating for OAA			
Required LF of seating	5,730 /	50 SF	115 LF
Provided: OOA #1			80 LF
Provided: OOA #2 & #3			40 LF
Total provided			120 LF
Required trees for OAA			
Required trees (2" caliper min)	5,730 /	1000 SF	6 EA
Provided: OOA #1			6 EA
6 Building height			
Allowed height			20 Story
Proposed height - See elevations for building heights			n/a
7 Neighborhood transition (UDO section 3.5)			
8 Build-to			
C1 Primary street build-to (min/max)		W. Lenoir Street	
Required	50% x	267.44 =	133.7 LF
Provided	55.2%		147.52 LF
C1 Primary street build-to (min/max)		W. South Street	
Required	50% x	232.64 =	116.3 LF
Provided	69.7%		162.23 LF
C3 Side street build-to (min/max)		S. Dawson Street	
Required	25% x	200.92 =	50.2 LF
Provided	89.4%		179.68 LF
9 Required parking (UDO section 7.1.3.A)			
Parking provided			396 SP
10 Required bicycle parking (UDO section 7.1.2)			
Short term			
Multi-unit living (1 space per 20 units, min. 4)	296 /	20 =	15 SP
Retail sales (1 per 5,000 SF, 4 min.)	9,168 /	5,000 =	4 SP
Total short term bicycle parking required			19 SP
Total bicycle parking provided			
On street			10 SP
In parking deck			18 SP
Total provided			28 SP
11 Notes			

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

GENERAL NOTES

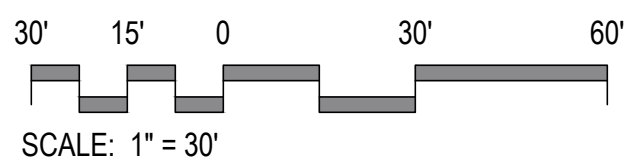
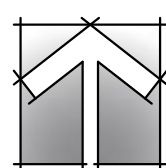
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO 'CITY OF RALEIGH STREET DESIGN MANUAL' AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (919) 996-2409.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY BOHLER ENGINEERING, NC, PLIC IN DIGITAL FORMAT IN JANUARY 2020, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN MARCH 2021.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
- TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPLY WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRONCH ON THIS MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
- ALL HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOODBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.
- POOL IS PROPOSED ON THIS SITE AND WILL NOT HAVE ANY LINEAR DIMENSION GREATER THAN 65 FEET OR ANY AREA IN EXCESS OF 4,000 SQUARE FEET.

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

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

ASR-0044-2021

SITE PLAN



LEGEND:	
	PROP. BIKE RACK
	PROP. TREE GRATE
	PROP. FDC
	PROJECT BOUNDARY
	EX. ADJACENT PROPERTY LINE
	PROP. RIGHT OF WAY LINE
	RW CLOSURE & DEDICATION
	OUTDOOR AMENITY AREA

JDAVIS

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

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

Capital Square 1031
320 W. South Street

Raleigh, North Carolina 27601

ADMINISTRATIVE SITE REVIEW



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

LS1.1