DEVELOPMENT SERVICES

Administrative Site Review Application

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

Raleigh

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
☐	Detached	☐	General	Subdivision transaction #: _____
☐	Attached	☑	Mixed use	Sketch transaction #: _____
☐	Apartment	☑	Open lot	Certificate of Appropriateness #: _____
☐	Townhouse	☐	Civic	Board of Adjustment #: _____
				Zoning Case #: _____
				Administrative Alternate #: _____

GENERAL INFORMATION

Development name: Raleigh Iron Works - Phase 1B

Inside City limits? ☑ Yes ☐ No

Property address(es): 1111 E. Whitaker Mill Rd, 1121 E. Whitaker Mill Rd

Site P.I.N.(s): 1714-29-9221, 1714-39-0040

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

Reuse of an existing industrial buildings as office, retail, and restaurant.

Current Property Owner/Developer Contact Name:

NOTE: please attach purchase agreement when submitting this form.

Company: RIW Plan of Steel, L.P.	Title: Partner
Address: 3700 Glenwood Ave, Suite 430, Raleigh, NC 27612	
Phone #: 919-786-9905	Email: ggrubb@grubbventures.com
Applicant Name: Joseph Puckett	
Company: Stewart	Address: 223 S West St, Suite 1100
Phone #: 919.866.4829	Email: jpuckett@stewartinc.com

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	**BUILDING DATA**
Zoning district (if more than one, please provide the acreage of each): CX-7-PL	Existing gross floor area (not to be demolished): 27,394 sf in Bow truss Bldg
	Existing gross floor area to be demolished: 10,864 sf in Ex bow truss to be demo for breezeway and perimeter paths
Gross site acreage: 14.75	New gross floor area: 61,278 (Office) from added 2nd and 3rd Floors
# of parking spaces required: 795 per ULI model	Total sf gross (to remain and new): 88,672 SF
# of parking spaces proposed: 795	Proposed # of buildings: 1
Overlay District (if applicable): Parking Limited	Proposed # of stories for each: 3
Existing use (UDO 6.1.4): Warehouse	
Proposed use (UDO 6.1.4): Mixed Use	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 11.989 Square Feet: 522,260	Proposed Impervious Surface: Acres: 11.569 Square Feet: 503,933
Is this a flood hazard area? ☐ Yes ☒ No If yes, please provide: Alluvial soils: _____ Flood stu_____ FEMA Map Panel #: 3720171400J	
Neuse River Buffer ☐ Yes ☒ No	Wetlands ☐ Yes ☒ No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 0	Total # of hotel units: 0
# of bedroom units: 1br: 2br: 3br: 0	4br or more: 0
# of lots:	Is your project a cottage court? ☐ Yes ☒ 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 Joseph Puckett of Stewart to serve as my agent regarding this application, to receive and response 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: R. Gordon Grubb	Date: 06/22/2020
Printed Name: R. Gordon Grubb	

HASE 1B BOWTRUSS

11 E. WHITAKER MILL ROAD
ALEIGH, NC 27604

DMINISTRATIVE SITE REVIEW (ASR-0046-2020)

BMITTED ON 06.23.2020
SUBMITTED ON 09.21.2020
SUBMITTED ON 10.30.2020
SUBMITTED ON 12.02.2020

SHEET INDEX	
SHEET #	SHEET NAME
C0.00	COVER SHEET
C0.10	GENERAL NOTES
C0.20	KEY PLAN
C0.30	SITE PLAN (OVERALL)
C0.50	SURVEY
C1.00	EXISTING CONDITIONS PLAN (SOUTH)
C1.01	EXISTING CONDITIONS PLAN (NORTH)
C1.02	EXISTING CONDITIONS PLAN (EAST)
C2.00	DEMOLITION PLAN (SOUTH)
C2.01	DEMOLITION PLAN (NORTH)
C2.02	DEMOLITION PLAN (EAST)
C3.00	SITE PLAN (SOUTH)
C3.01	SITE PLAN (NORTH)
C3.02	SITE PLAN (EAST)
C3.05	REFUSE COLLECTION
C3.10	PROPERTY DIAGRAM
C3.20	AMENITY SPACE
C3.30	ADA ACCESS PLAN
C3.40	SIGNAGE & PAVEMENT MARKINGS PLAN
C5.00	GRADING & STORM DRAINAGE PLAN (SOUTH)
C5.01	GRADING & STORM DRAINAGE PLAN (NORTH)
C5.02	GRADING & STORM DRAINAGE PLAN (EAST)
C6.00	UTILITIES PLAN (SOUTH)
C6.01	UTILITIES PLAN (NORTH)
C6.02	UTILITIES PLAN (EAST)
C6.20	FIRE PROTECTION
C7.00	TRANSPORTATION PLAN (SOUTH)
C7.01	TRANSPORTATION PLAN (NORTH)
C7.02	TRANSPORTATION PLAN (EAST)
C9.00	SITE DETAILS
C9.01	SITE DETAILS
C9.02	SITE DETAILS
C9.03	SITE DETAILS
C9.04	SITE DETAILS
C9.20	STORM DRAINAGE DETAILS
C9.21	STORM DRAINAGE DETAILS
C9.30	UTILITY DETAILS (WATER)
C9.31	UTILITY DETAILS (WATER)
C9.32	UTILITY DETAILS (WATER & SEWER)
C9.40	UTILITY DETAILS (SEWER)
C9.41	UTILITY DETAILS (SEWER)
L3.00	PAVING PATTERNS PLAN (SOUTH)
L3.01	PAVING PATTERNS PLAN (NORTH)
L3.02	PAVING PATTERNS PLAN (EAST)
L5.00	PLANTING PLAN (SOUTH)
L5.01	PLANTING PLAN (NORTH)
L5.02	PLANTING PLAN (EAST)
L6.00	PLANTING & SOILS DETAILS
L6.01	PLANTING & SOILS DETAILS

SHEET INDEX	
SHEET #	SHEET NAME
A-102	FIRST FLOOR PLAN
A-103	SECOND FLOOR PLAN
A-104	THIRD FLOOR PLAN
A-105	ROOF PLAN
A-200	BUILDING ELEVATIONS - SOUTH & NORTH
A-201	BUILDING ELEVATIONS - WEST
A-202	BUILDING ELEVATIONS - EAST
A-203	BUILDING ELEVATIONS - RETAIL PASSAGE
A-204	BUILDING ELEV - SOUTH & NORTH - TRANSPARENCY
A-205	BUILDING ELEV - WEST - TRANSPARENCY
A-206	BUILDING ELEV - EAST - TRANSPARENCY
20-0183A	SITE LIGHTING PLAN

NOTES

BOARD OF ADJUSTMENT APPROVALS:

A-68-19 APPROVED REQUEST FOR A 8,745 FOOT VARIANCE FROM THE 2,500 FOOT MAXIMUM BLOCK PERIMETER REQUIREMENTS SET FORTH IN SECTION 8.3.2.A. OF THE UDO THAT RESULTS IN A BLOCK PERIMETER OF 11,245 FEET IN ORDER TO CONSTRUCT A 150,000 SQUARE FEET OFFICE BUILDING, A 220 UNIT APARTMENT BUILDING INCLUDING 30,000 SQUARE FEET OF RETAIN SPACE AND 660 SPACE PARKING DECK ON A 6.6-ACRE PROPERTY ZONED COMMERCIAL MIXED-USE-7 PARKING LIMITED LOCATED AT 2200 ATLANTIC AVENUE AND 1200 WICKER DRIVE. ASSISTANT ZONING ADMINISTRATOR KEEGAN MCDONALD (SWORN) EXPLAINED THE UDO BLOCK PERIMETER REGULATIONS AND INDICATED THE PROPOSAL IS PART OF PHASE 1 OF A 2-PHASE DEVELOPMENT.

BOA-0025-2019 APPROVED REQUEST OF A 220' VARIANCE TO THE MINIMUM CENTERLINE RADIUS REQUIREMENT FOR AN AVENUE 2-LANE UNDIVIDED STREET AS SET FORTH IN CHAPTER 12, TABLE 13 OF THE RALEIGH STREET DESIGN MANUAL THAT RESULTS IN A MINIMUM CENTERLINE RADIUS OF 150' IN ORDER TO CONSTRUCT A 582,187 SF MIXED-USE BUILDING FOR RESIDENTIAL (220 APARTMENT UNITS) AND RETAIL USES ON A 17.04 ACRE PROPERTY ZONED CX-7-PL, IX-3, IX-3-PL AND LOCATED AT 1200 WICKER, 2200 ATLANTIC AVE, 1111 E WHITAKER MILL RD, 1859 CAPITAL BLVD AND 1121 E WHITAKER MILL RD.

ADMINISTRATIVE ALTERNATES:

AAD-19-20 APPROVED REQUEST FOR AN ADMINISTRATIVE ALTERNATE FOR UDO SECTIONS 1.5.6. BUILD-TO. APPROVAL IS IN REFERENCE TO SOUTHERN FACE OF EXISTING BOWTRUSS BUILDING.

AAD-19-20 APPROVED REQUEST FOR AN ADMINISTRATIVE ALTERNATE FOR UDO SECTION 7.2. LANDSCAPE AND SCREENING. APPROVAL IS IN REFERENCE TO THE PROPOSED REFUSE LOCATION AND ASSOCIATED SCREENING. CONDITION OF APPROVAL IS BACKFLOW PREVENTER NOT EXTENDING BEYOND PLANE CREATED BY REFUSE WALL AND COOLING TOWER.

"RIGHT-OF-WAY OBSTRUCTION NOTES:

- STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
- A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV AT WWW.RALEIGHNC.GOV KEYWORD "RIGHT-OF-WAY SERVICES.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION."

OTHER:

1. NO ADDITIONAL TCA IS PROPOSED DURING THIS PHASE OF THE PROJECT, SEE SHEET C1.10.

Raleigh Development Services Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919.996.2495 — Raleigh

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.2. 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
☐ Residential	☐ General	Subdivision Transaction #: _____
☐ Mixed	☑ Mixed Use	Site Transaction #: _____
☐ Apartment	☑ Open Lot	Facilitation of Agreement: _____
☐ Townhome	☐ Tower	Board of Adjustment #: _____
		Zoning Case #: _____
		Administrative Alternate #: _____

GENERAL INFORMATION

Development name: Raleigh Iron Works - Phase 1B

Inside City limits? ☒ Yes ☐ No

Property address(es): 1111 E. Whitaker Mill Rd, 1121 E. Whitaker Mill Rd

Site P.I.N.(s): 1727-18-2247, 1727-18-0718

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

Reuse of an existing industrial buildings as office, retail, and restaurant.

Owner / Property Owner: Lexington Central Nurse

If "Other" please attach purchase agreement when submitting this form.

Company: RW Plan of Raleigh, LLC Title: Partner

Address: 112 Glenwood Ave, Suite 200, Raleigh, NC 27603

Phone: 919-789-9905 Email: gordon@grubbventures.com

Applicant Name: Joseph Puckett

Company: Stewart Address: 223 S. West St, Suite 1100

Phone: 919.380.8750 Email: jpuckett@stewartinc.com

Page 1 of 2 Revision 08.01.19

raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-7-PL	Existing gross floor area (not to be demolished): 27,354 sf in Bow truss Bldg
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Existing Impervious Surface: Acres: 1.1989 Square Feet: 522,260	Proposed Impervious Surface: Acres: 11.746 Square Feet: 511,639 SF
Is this a flood hazard area? ☐ Yes ☒ No	
If yes, please provide:	
Alluvial soils:	
Flood stu	
FEMA Map Panel #: 3720171400J	
Neuse River Buffer ☐ Yes ☒ No	Wetlands ☐ Yes ☒ No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 0	Total # of hotel units: 0
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# of lofs:	Is your project a cottage court? ☐ Yes ☒ No

SIGNATURE BLOCK

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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: Date: 08/22/2020

Printed Name: R. Gordon Grubb

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raleighnc.gov

223 S. WEST ST., #1100
RALEIGH, NC 27603
T: 919.380.8750

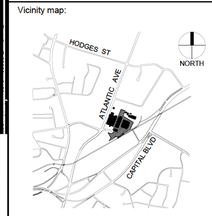
FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C20032

Architect:
LS3P

lynch mykins

Client:
GRUBB VENTURES
3600 GLENWOOD AVENUE
RALEIGH, NC 27612
T: 919.786.9905

Vicinity map:



Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

[redacted]

Project:

RALEIGH IRONWORKS PHASE 1B BOWTRUSS

Issued for:

ADMINISTRATIVE SITE REVIEW

No.	Date	Description
1	09.21.2020	RESPONSE TO COMMENTS
2	10.30.2020	RESPONSE TO COMMENTS
3	12.02.2020	RESPONSE TO COMMENTS

Title:

COVER SHEET

Project number: C20032
Issued Date: 06.23.2020
Drawn by: NBC/RS
Approved by: JWP/MBB
Sheet #: C0.00

APE ARCHITECTURE - GEOMATICS

WART
ET FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C20032

ANDSCAPE ARCHITECTURE
NEL BATTS, PLA LEED AP
SCAPE ARCHITECT
56.4790 (T)
30.8752 (F)
TS@STEWARTINC.COM

STEWART INC. - GEOMATICS
CONTACT: FRANK G. MUNDY, II, PLS
DIRECTOR OF GEOMATICS
919.866.4806 (T)
919.380.8752 (F)
FMUNDY@STEWARTINC.COM

ARCHITECTURE

S9ARCHITECTURE
S9 ARCHITECTURE
460 WEST 34TH STREET
NEW YORK, NY 10001
CONTACT: EMILY KIRWAN
646.677.3067 (T)
E.KIRWAN@S9ARCHITECTURE.COM

STRUCTURAL ENGINEERING

lynch mykins
LYNCH MYKINS
301 N WEST STREET, SUITE 105
RALEIGH, NC 27603
CONTACT: COLLETTE B. RAMIREZ, PE
919.782.1833 (T)
CRAMIREZ@LYNCHMYKINS.COM

I, JORDAN M. SCHOFF, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS A AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS A STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED IN FEBRUARY & MARCH OF 2017; THAT THE SURVEY WAS COMPLETED ON MARCH 10, 2017; AND ALL COORDINATES ARE BASED ON NAD83(2011) AND ALL ELEVATIONS ARE BASED ON NAVD 88.

DocuSigned by:

JORDAN M. SCHOFF, PLS# 4839 4/8/2019

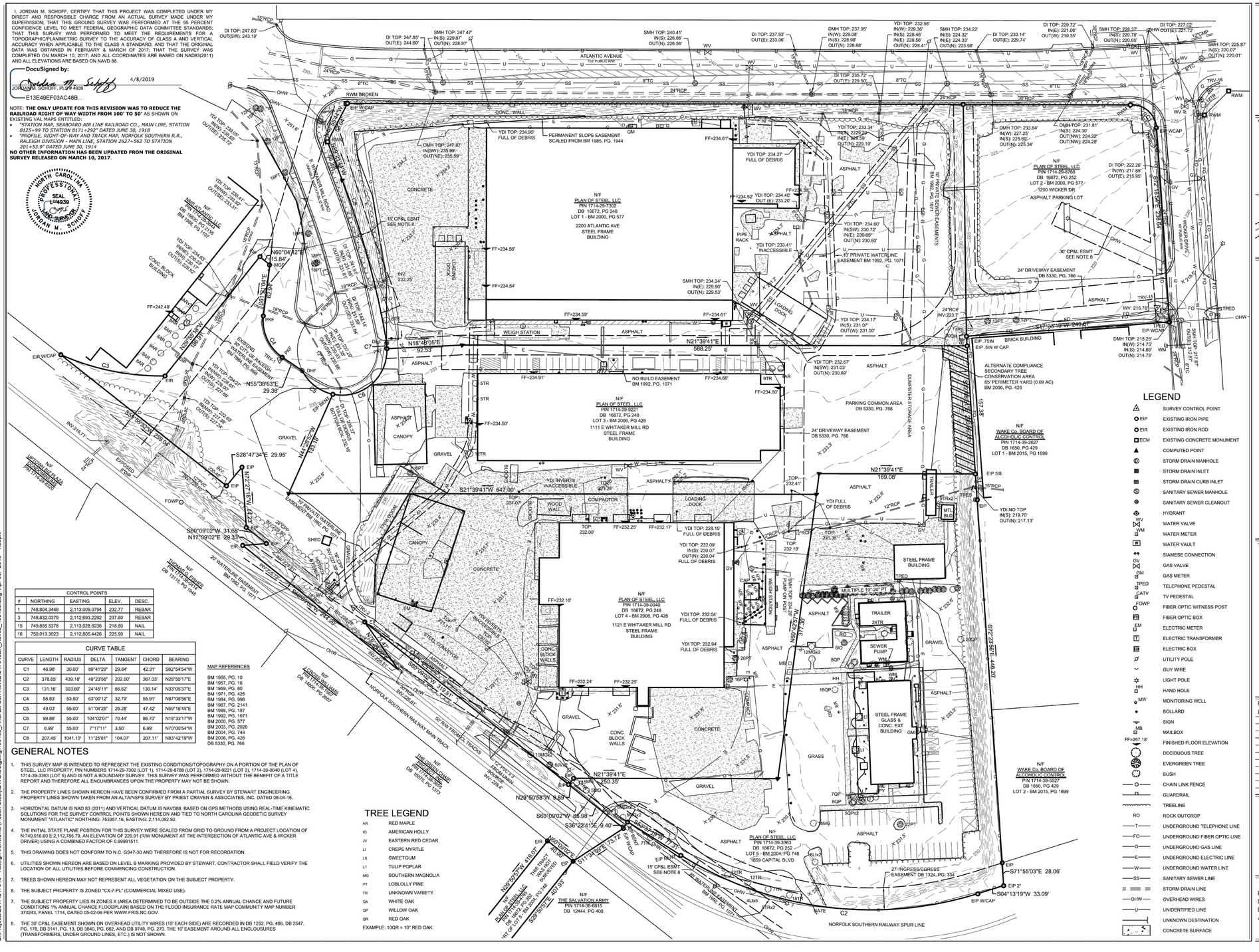
E13E49EF03AC48B...

NOTE: **THE ONLY UPDATE FOR THIS REVISION WAS TO REDUCE THE RAILROAD RIGHT OF WAY WIDTH FROM 100' TO 50'** AS SHOWN ON EXISTING VAL MAPS ENTITLED:

- *"STATION MAP, SEABOARD AIR LINE RAILROAD CO., MAIN LINE, STATION 8125+99 TO STATION 8171+292" DATED JUNE 30, 1918*
- *"PROFILE, RIGHT-OF-WAY AND TRACK MAP, NORFOLK SOUTHERN R.R., RALEIGH DIVISION - MAIN LINE, STATION 2627+562 TO STATION 201+53.9" DATED JUNE 30, 1914*

NO OTHER INFORMATION HAS BEEN UPDATED FROM THE ORIGINAL SURVEY RELEASED ON MARCH 10, 2017.

NORTH CAROLINA PROFESSIONAL SEAL L-4839 LAND SURVEYOR JORDAN M. SCHOFF



CONTROL POINTS				
#	NORTHING	EASTING	ELEV.	DESC.
1	748,804.3448	2,113,009.0794	232.77	REBAR
3	748,832.0379	2,112,693.2292	237.60	REBAR
15	749,855.5378	2,113,028.6236	218.80	NAIL
16	750,013.3023	2,112,805.4426	225.90	NAIL

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	46.96'	30.00'	89°41'29"	29.84'	42.31'	S62°54'54"W
C2	378.65'	439.18'	49°23'56"	202.00'	367.03'	N28°55'1"E
C3	131.16'	303.60'	24°45'11"	66.62'	130.14'	N33°05'3"E
C4	58.83'	53.50'	63°00'12"	32.79'	55.91'	N87°08'56"E
C5	49.03'	55.00'	51°04'25"	26.28'	47.42'	N59°18'45"E
C6	99.86'	55.00'	104°02'07"	70.44'	86.70'	N18°33'17"W
C7	6.99'	55.00'	7°17'11"	3.50'	6.99'	N70°00'54"W
C8	207.45'	1041.10'	11°25'01"	104.07'	207.11'	N83°42'19"W

MAP REFERENCES

BM 1955, PG. 10
BM 1957, PG. 16
BM 1959, PG. 80
BM 1971, PG. 426
BM 1984, PG. 998
BM 1987, PG. 2141
BM 1988, PG. 187
BM 1992, PG. 1071
BM 2000, PG. 577
BM 2003, PG. 2020
BM 2004, PG. 748
BM 2006, PG. 426
DB 5330, PG. 766

GENERAL NOTES

1. THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS/TOPOGRAPHY ON A PORTION OF THE PLAN OF STEEL, LLC PROPERTY, PIN NUMBERS 1714-29-7302 (LOT 1), 1714-29-8768 (LOT 2), 1714-29-9221 (LOT 3), 1714-39-0040 (LOT 4), 1714-39-3363 (LOT 5) AND IS NOT A BOUNDARY SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
2. THE PROPERTY LINES SHOWN HEREON HAVE BEEN CONFIRMED FROM A PARTIAL SURVEY BY STEWART ENGINEERING. PROPERTY LINES SHOWN TAKEN FROM AN ALTA/NSPS SURVEY BY PRIEST CRAVEN & ASSOCIATES, INC. DATED 08-04-16.
3. HORIZONTAL DATUM IS NAD 83 (2011) AND VERTICAL DATUM IS NAVD88. BASED ON GPS METHODS USING REAL-TIME KINEMATIC SOLUTIONS FOR THE SURVEY CONTROL POINTS SHOWN HEREON AND TIED TO NORTH CAROLINA GEODETIC SURVEY MONUMENT "ATLANTIC" NORTHING: 753357.16, EASTING: 2,114,092.92.
4. THE INITIAL STATE PLANE POSTION FOR THIS SURVEY WERE SCALED FROM GRID TO GROUND FROM A PROJECT LOCATION OF N:749,916.60 E:2,112,785.79, AN ELEVATION OF 229.91 (R/W MONUMENT AT THE INTERSECTION OF ATLANTIC AVE & WICKER DRIVER) USING A COMBINED FACTOR OF 0.99991511.
5. THIS DRAWING DOES NOT CONFORM TO N.C. GS47-30 AND THEREFORE IS NOT FOR RECORDATION.
6. UTILITIES SHOWN HEREON ARE BASED ON LEVEL B MARKING PROVIDED BY STEWART. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE COMMENCING CONSTRUCTION.
7. TREES SHOWN HEREON MAY NOT REPRESENT ALL VEGETATION ON THE SUBJECT PROPERTY.
8. THE SUBJECT PROPERTY IS ZONED "CX-7-PL" (COMMERCIAL MIXED USE).
7. THE SUBJECT PROPERTY LIES IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 370243, PANEL 1714, DATED 05-02-06 PER WWW.FRIS.NC.GOV.
8. THE 30' CP&L EASEMENT SHOWN ON OVERHEAD UTILITY WIRES (15' EACH SIDE) ARE RECORDED IN DB 1252, PG. 488, DB 2547, PG. 178, DB 3141, PG. 13, DB 3840, PG. 682, AND DB 9748, PG. 270. THE 10' EASEMENT AROUND ALL ENCLOUSRES (TRANSFORMERS, UNDER GROUND LINES, ETC.) IS NOT SHOWN.

TREE LEGEND

AR	RED MAPLE
IO	AMERICAN HOLLY
JV	EASTERN RED CEDAR
LI	CREPE MYRTLE
LS	SWEETGUM
LT	TULIP POPLAR
MG	SOUTHERN MAGNOLIA
PT	LOBLOLLY PINE
TR	UNKNOWN VARIETY
QA	WHITE OAK
QP	WILLOW OAK
QR	RED OAK

EXAMPLE: 10QR = 10" RED OAK

LEGEND

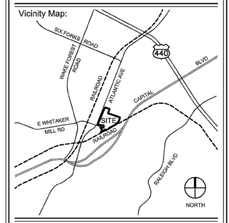
	SURVEY CONTROL POINT
EIP	EXISTING IRON PIPE
EIR	EXISTING IRON ROD
ECM	EXISTING CONCRETE MONUMENT
	COMPUTED POINT
	STORM DRAIN MANHOLE
	STORM DRAIN INLET
	STORM DRAIN CURB INLET
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	HYDRANT
WV	WATER VALVE
WM	WATER METER
	WATER VAULT
	SIAMESE CONNECTION
GV	GAS VALVE
GM	GAS METER
TPED	TELEPHONE PEDESTAL
CATV	TV PEDESTAL
FOWP	FIBER OPTIC WITNESS POST
FO	FIBER OPTIC BOX
EM	ELECTRIC METER
	ELECTRIC TRANSFORMER
	ELECTRIC BOX
	UTILITY POLE
	GUY WIRE
	LIGHT POLE
HH	HAND HOLE
MW	MONITORING WELL
	BOLLARD
	SIGN
MB	MAILBOX
FF=267.18'	FINISHED FLOOR ELEVATION
	DECIDUOUS TREE
	EVERGREEN TREE
	BUSH
	CHAIN LINK FENCE
	GUARDRAIL
	TREELINE
RO	ROCK OUTCROP
T	UNDERGROUND TELEPHONE LINE
FO	UNDERGROUND FIBER OPTIC LINE
G	UNDERGROUND GAS LINE
E	UNDERGROUND ELECTRIC LINE
W	UNDERGROUND WATER LINE
SS	SANITARY SEWER LINE
	STORM DRAIN LINE
OHW	OVERHEAD WIRES
U	UNIDENTIFIED LINE
	UNKNOWN DESTINATION
	CONCRETE SURFACE

STEWART

5410 OLD POOLE ROAD
RALEIGH, NC 27610
T 919.380.8750

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C17018

Vicinity Map:



NORTH
NAD83(2011)

0 10 50 100
SCALE: 1" = 50'

Title:

EXISTING CONDITIONS SURVEY FOR:

RALEIGH IRONWORKS

RALEIGH TOWNSHIP, CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA
DATE: MARCH 10, 2017 SCALE: 1" = 50'
CONTOUR INTERVAL = 1 FOOT

Revisions:

No.	Date	Description
01	04-08-19	Railroad Right of Way
02	04-08-19	Updated PIN's

Project number: C17018 Sheet:
Date: 03/10/17
Drawn by: JMS
Approved by: CRD

1 of 1

STEWART

223 S. WEST ST., #1100
RALEIGH, NC 27603
T 919.380.8750

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C20032

Architect:

LS3P

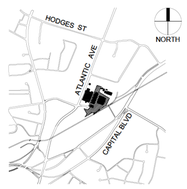
lynch mykins

Client:

GRUBB VENTURES

3600 GLENWOOD AVENUE
RALEIGH, NC 27612
T: 919.786.9905

Vicinity map:



Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Project:

RALEIGH IRONWORKS PHASE 1B BOWTRUSS

Issued for:

ADMINISTRATIVE SITE REVIEW

No.	Date	Description
1	09.21.2020	RESPONSE TO COMMENTS
2	10.30.2020	RESPONSE TO COMMENTS
3	12.02.2020	RESPONSE TO COMMENTS

Title:

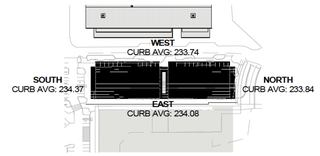
SURVEY

Project number: C20032 Sheet #:
Issued Date: 06.23.2020
Drawn by: RS/NBC
Approved by: JWP

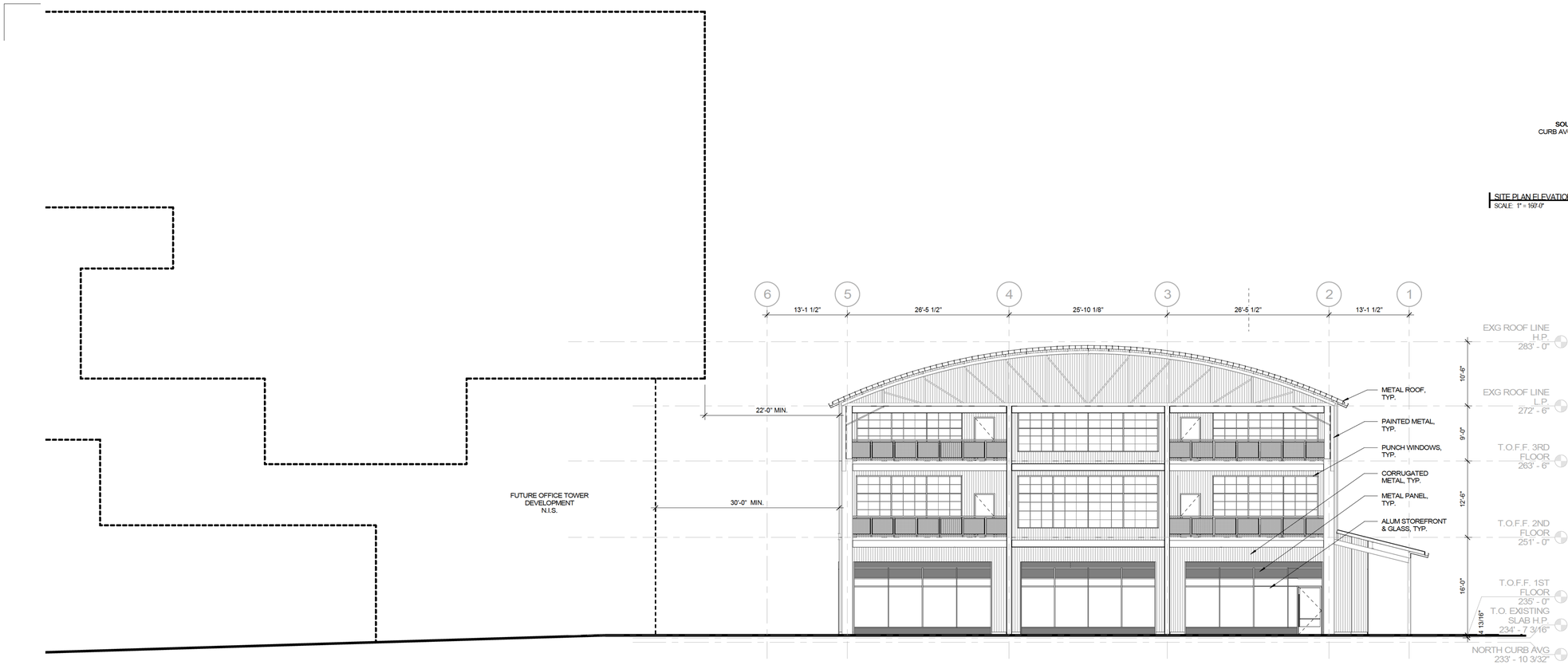
C0.50

G:\Projects\2017\C17018 - Raleigh Ironworks (Poden Steel)\DWG\Outgoing\190408_Final Ex Con Rev02\C17018EX_Rev02_190408.dwg Apr 08, 2019 - 4:39pm

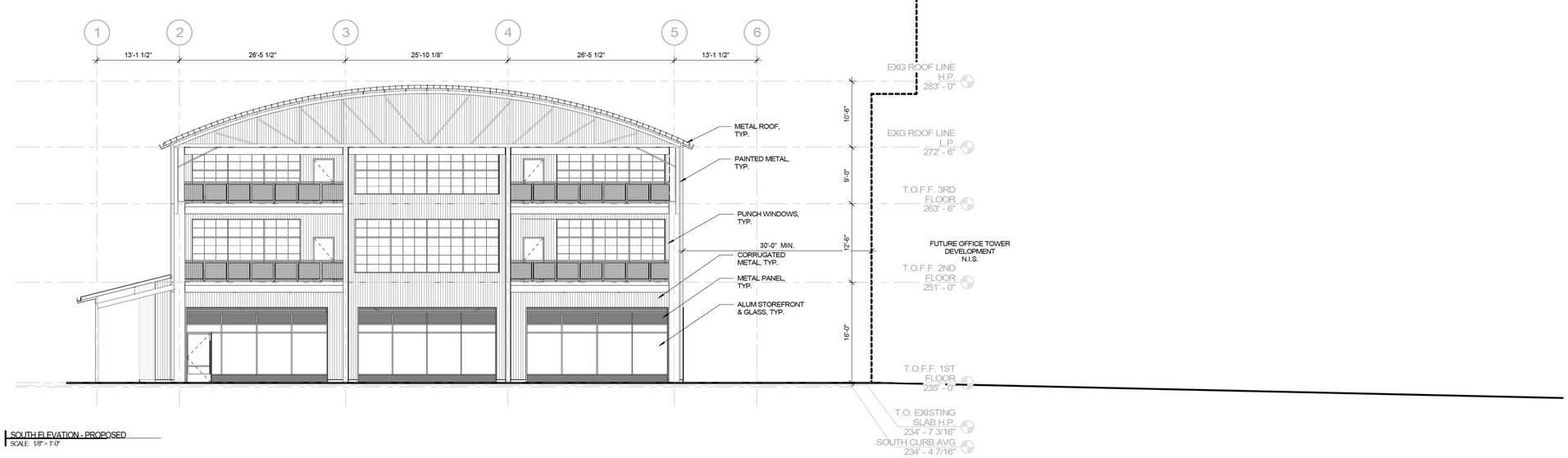
L:\Projects\2020\C20032 - Raleigh Ironworks 1B Bowtruss\DWGS\1-ASR\3-Sheets\C20032-C0.50 Survey.dwg Dec 02, 2020 - 3:02pm



SITE PLAN ELEVATION LEGEND
SCALE: 1" = 160'-0"



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



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

STEWART
223 S. WEST ST., #1100
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Architect:

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lynch mykins

Client:

GRUBB VENTURES
3600 GLENWOOD AVENUE
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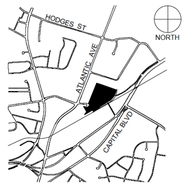
T: 919.786.9905

Vicinity map:



Seal: PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Scale: As indicated

Project:

RALEIGH IRONWORKS PHASE 1A BOWTRUSS

Issued for:

ADMINISTRATIVE SITE REVIEW

No.	Date	Description
1	05.01.2020	100% SD Submission

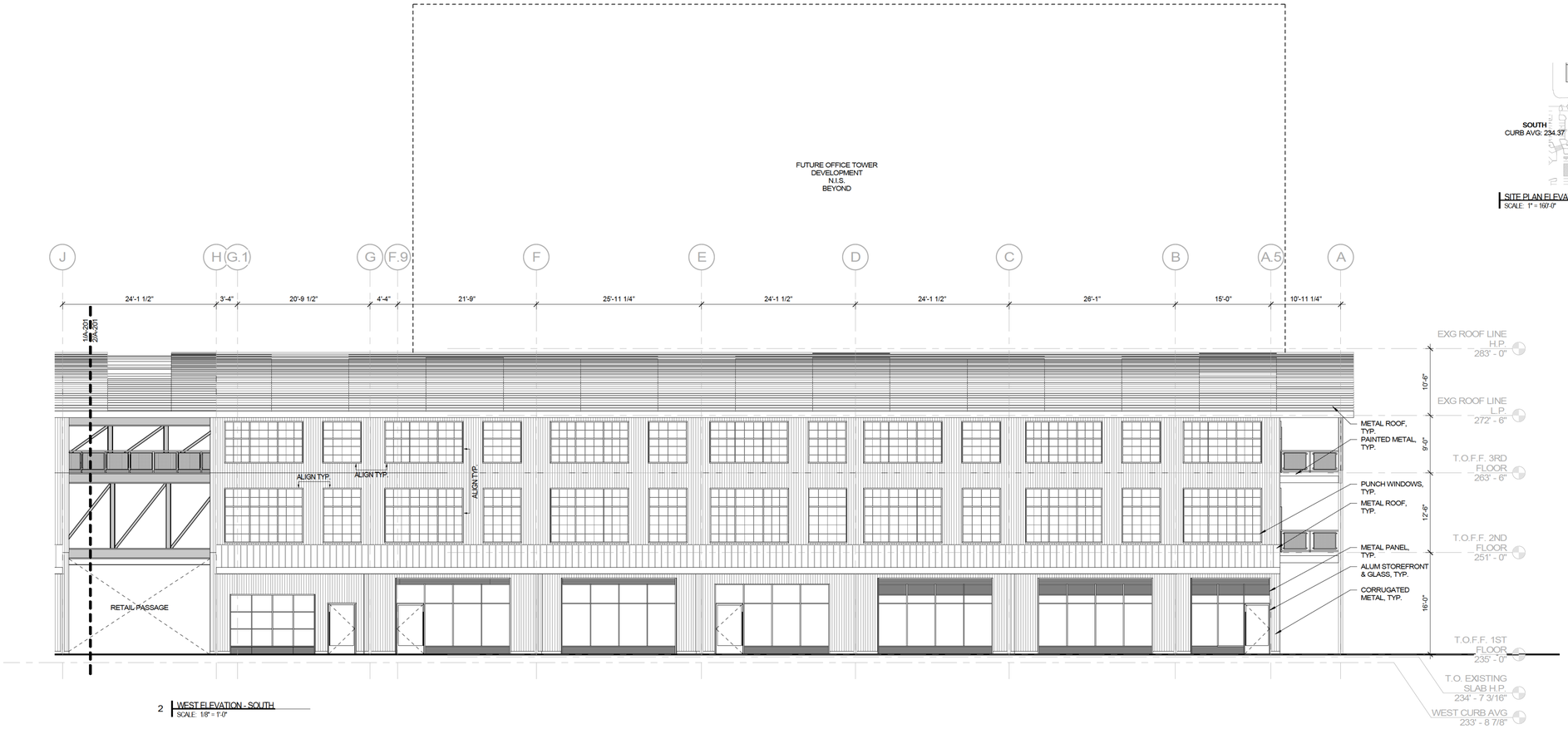
Title:

BUILDING ELEVATIONS - SOUTH/NORTH

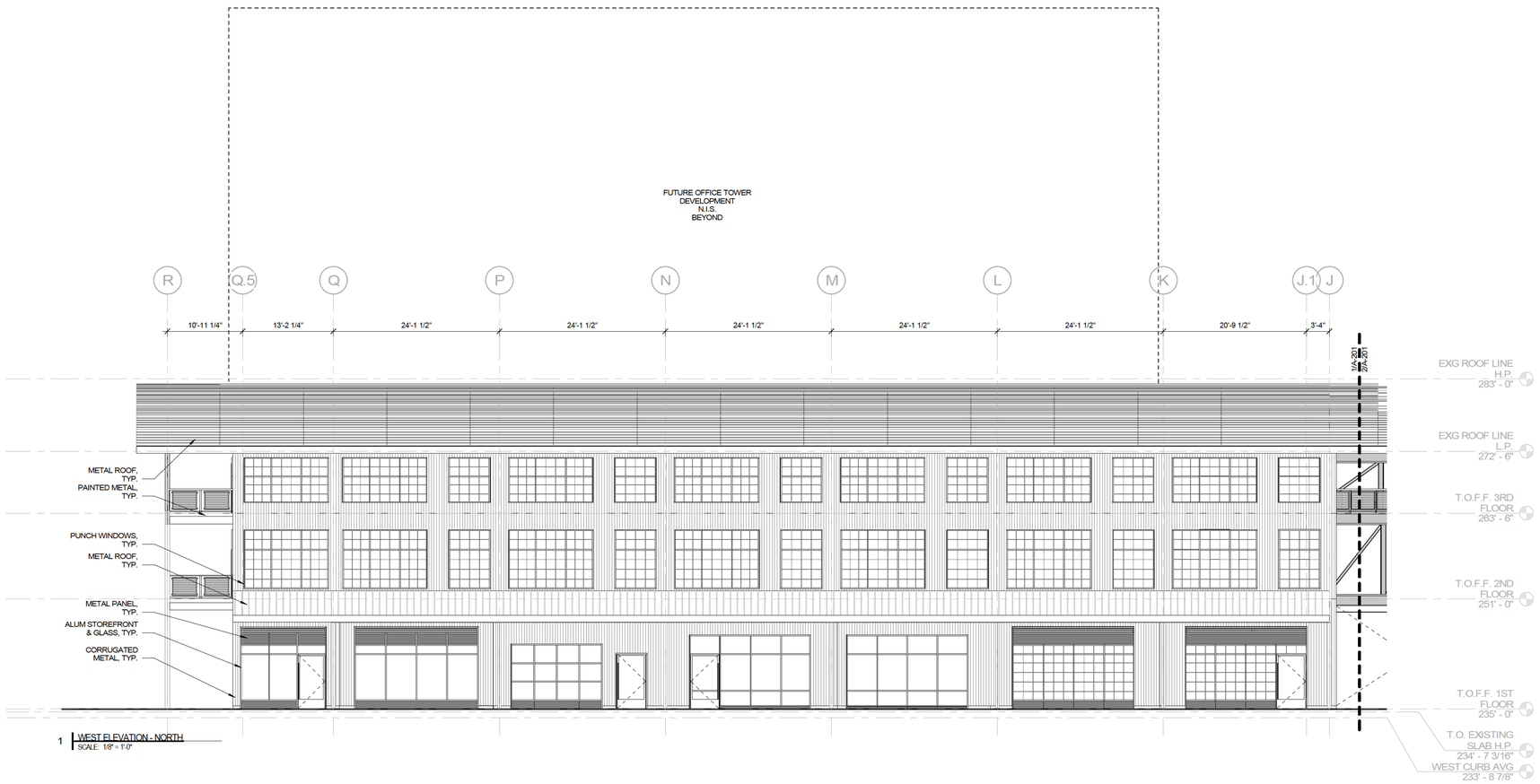
Project number: 66334.00
Issued Date: 06/03/2020
Drawn by:
Approved by:

Sheet #: 5 OF 11

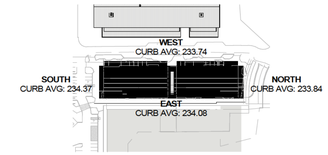
A-200



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



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



SITE PLAN ELEVATION LEGEND
SCALE: 1" = 160'-0"

STEWART

223 S. WEST ST., #1100
RALEIGH, NC 27603
T 919.380.8750

FIRM LICENSE #
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Architect:

LS3P

lynch mykins

Client:

GRUBB VENTURES

3600 GLENWOOD AVENUE
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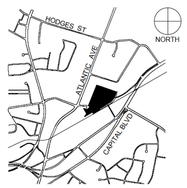
T: 919.786.9905

Vicinity map:



Seal: PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Scale: As indicated

Project:

RALEIGH IRONWORKS PHASE 1A BOWTRUSS

Issued for:

ADMINISTRATIVE SITE REVIEW

No.	Date	Description
1	05.01.2020	100% SD Submission

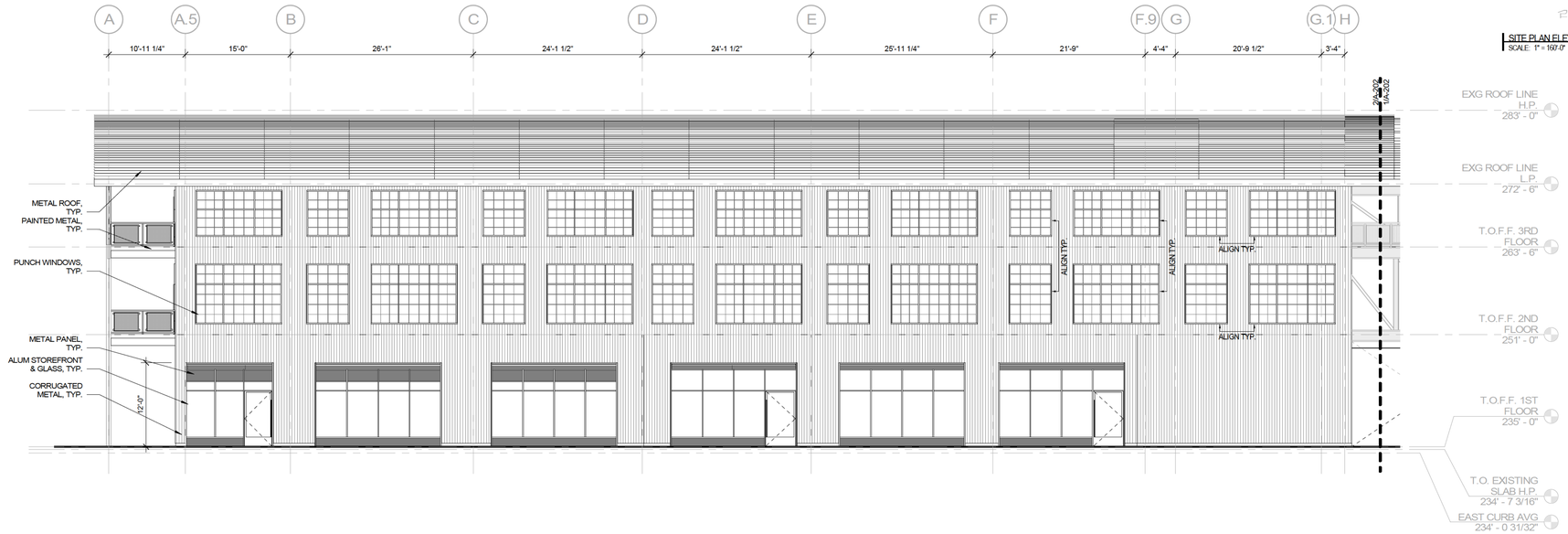
Title:

BUILDING ELEVATIONS - WEST

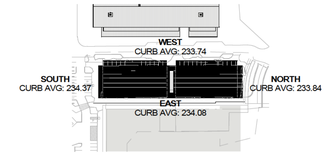
Project number: 66334.00
Issued Date: 06/03/2020
Drawn by:
Approved by:

Sheet #: 6 OF 11

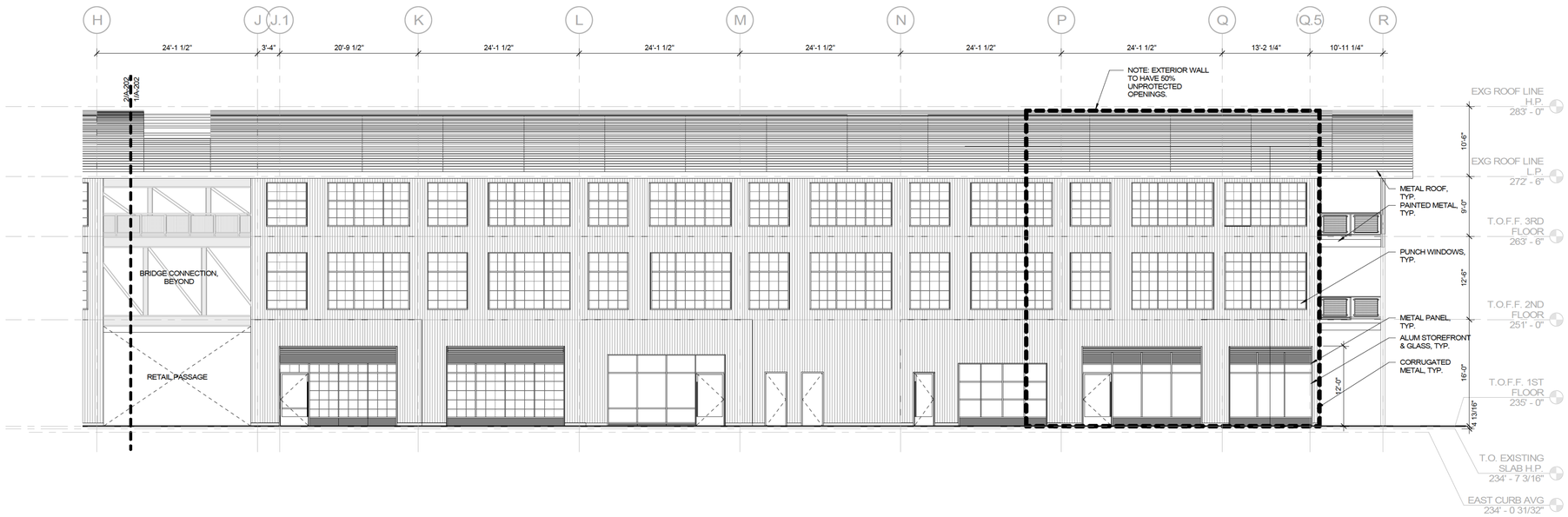
A-201



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



SITE PLAN ELEVATION LEGEND
SCALE: 1" = 160'-0"



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

STEWART
223 S. WEST ST., #1100
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Architect:
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lynch mykins

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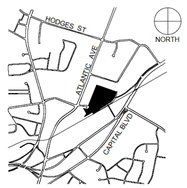
Vicinity map:



Seal: PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Scale: As indicated

Project:
RALEIGH IRONWORKS PHASE 1A BOWTRUSS

Issued for:
ADMINISTRATIVE SITE REVIEW

No.	Date	Description
1	05.01.2020	100% SD Submission

Title:
BUILDING ELEVATIONS - EAST

Project number: 66334.00
Issued Date: 06/03/2020
Drawn by:
Approved by:

Sheet #: 7 OF 11
A-202