

Case File / Name: ASR-0054-2022 DSLC - WILMINGTON MIXED USE 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 north side of E. Lenoir Street, west of S. Blount Street at

521 S. Wilmington Street.

REQUEST: Development of a vacant 62,135 sf/1.43 acre tract zoned DX-20-SH CU. A

proposed Multiple Module Height structure, Building-1 (552,365 sf) and Building-2 (30,320 sf) totaling 582,685 gsf, for a 20-story (Building Module #1) and 5-story (Building Module #2) Mixed-Use building structure; including 398 multi-units residential (331 1-bedrooms; 64 2-bedrooms; two 3-bedrooms) and retail spaces,

with an enclosed parking deck enclosure of 173, 220 sf.

Z-1-22 - 521 S. Wilmington Street: Approximately 1.43 acres rezoned to Downtown Mixed-Use with Shopfront Frontage with conditional uses. Adopted

1/5/2021. Effective 1/10/2021.

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 January 11, 2023 by

Mcadams.

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:

☑ <u>SITE PERMITTING REVIEW</u> - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Sheet C2, revise or remove the Build-to Requirements data table. Per UDO Sec.1.5.6, the listed information shown is incorrectly label and mismatch the coversheet data table block. Label needs to be dimensioned, and revised to show the "Required" and "Provided" data sf information listed on the coversheet information.



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- Transparency row/block design requirements, per the coversheet data table, is revised, amending & noting also A). conditions listed in DA-19-22 in addition to amending and listing the 'required' transparency design per UDO Sec.3.2.6.F.F1 requirements (%) for ground level and the noting the ground level requirements (0'-12'ft) in addition to the DA-19-22 alternate requests approval information.
- 3. Review and revise the mislabeled UDO reference shown in the data table for allowable 'amenity' area deduction noted, for the 50'ft reduction, per UDO Sec.1.5.3.C.3.
- 4. On the coversheet revise labels and amend the parking setback data information on the data table and plans sheet set in accordance with UDO Sec.3.2.6.C (labeling 0' or 3') and noting "Shopfront" design frontage setbacks in the data table.
- 5. Applicant revises the 'long-term bicycle' parking reference labels on sheet C2 and plans set sheets, to match the information data table, for the provided total # of spaces.
- 6. Transparency design dimensioning, tables for the South, East & West Elevations are re-calculated & revised, on sheets A1008, 1009 & 1011, in accordance with UDO Sec.1.5.9.B; and the calculations table and elevations also include the approved Design Alternate DA-19-22 transparency design % sf requirements as necessary.
- 7. Building spec designs material references and information is removed from the civil SPR plans se
- 8. The paving needs as a result of the proposed improvements and construction activity to be reviewed in further detail at SPR as will circulation of the alley. There are varying property lines shown throughout the surrounding maps so that will need further verification during SPR and map review
- 9. Sheet ASR-1008, revise the building #2 module reference of '6 stories' to read 5 stories per the depiction and story height definition in UDO Sec.1.5.7.C.
- 10. Applicant reviews and revises the coversheet site data table, 'building data' information box information on the civil plans set, for clarity.

Engineering

- Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.
- A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Public Utilities

13. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Stormwater



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

☑ LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents me	ust be
approved, executed, and recorded prior to or in conjunction with the recorded plat on which the asso	ociated
easements are shown. Copies of recorded documents must be returned to the City within one busine	ss day
of recording to avoid withholding of further permit issuance.	

☑ Sidewalk Deed of Easement Required	
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☑ <u>RECORDED MAP(S)</u> - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. A sidewalk deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities

 SPR submittal must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions. Extensions may be required based on Urban Main Replacement policy due to pipe age/condition or capacity issues.

Stormwater

- 3. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
- 4. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).



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- All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
- 6. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

☑ <u>BUILDING PERMITS</u> - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

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

General

- 1. Comply with all conditions of DA-19-22.
- 2. A recombination plat is reviewed and recorded with the Wake Co Register of Deeds prior to any permit plans approval and inserted into the permit plans set.

Engineering

3. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Urban Forestry

- 4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along S Wilmington St, 10 street trees along E. Lenoir St, and 2 street trees along S. Blount St.
- 5. A public infrastructure surety for the 15 required street trees shall be provided to City of Raleigh Transportation Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure. 2 of the street trees are along an NCDOT portion, and the remaining 13 street trees are along COR portion.

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

General

- All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
- 2. All street lights and street signs required as part of the development approval are installed.



Case File / Name: ASR-0054-2022 **DSLC - WILMINGTON MIXED USE**

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

3. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

Stormwater

- 4. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
- 5. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review 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: February 8, 2026

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.

Thereby certify the	s autilitistrative decision.		
Signed:	Daniel L. Stegall	Date:	02/08/2023
	Development Services Dw/Designee	_	
Staff Coordinato	r: Jermont Purifoy		

I haraby cartify this administrative decision

WILMINGTON STREET MIXED USE

521 SOUTH WILMINGTON STREET RALEIGH, NORTH CAROLINA 27601

ADMINISTRATIVE SITE REVIEW

CITY OF RALEIGH CASE# ASR-0054-2022 & Z-1-22 APPEARANCE COMMISSION CASE #DA-19-2022 CT NUMBER: TID-21001

DATE: JULY 11, 2022

PHYSICAL ADDRESS:		521 S. WILMINGTON ST, RALDIGH NORTH CAROLINA 27001	
PARCEL PIN:		1703763594, 1703765478, 1703765632, 1703764663, 1703763636, 1700763631	
ZONING:		DX-20-SH	
OVERLAY DISTRICT:		DOWNTOWN MIXED USE - 20 STORIES - SHOPFRONT NONE	
WATERSHED:		WALMUT CREEK	
SITE AREA		62,135 SF / 1.43 AC	
FLOODWAY/FLOODPLAIN:		NONE	
PROPERTY OWNERS:		120976596- SANNES MOTON & PARTS COMPANY (16,725 SP) TRACT 14,027 SP) TRACT 25,168 SP) TRACT 25,168 SP) TRACT 26,168 SP) TRACT 26,168 SP) TRACT 26,168 SP) TRACT 27,068 SP) TRACT 26,168 SP) TRACT 27,068 SP) TRACT 28,068 SP) TRACT	
FRONTAGE REQUIREMENT	S (SHOPPRONT):	PEDESTRIAN ACCESS: PRIMARY STREET-FACING ENTRANCE REQUIRED	
BUILDING DATA:		RESIDENTIAL: 336 UNITS, 332 1.8EDROOM, 64 2.8EDROOM, 2 3.8EDROOM (372,725.5F)	
		RETAIL: 20,050 SF PARRING DECK: 173,220 SF TOTAL AREA: 566,966 SF	
		BUILDING 1 (MODULE 1) SF: 552,366 SF BUILDING 2 (MODULE 2) SF: 30,320 SF TOTAL BUILDING AREA (CSF): 582,685 SF	
PARISING DATA:	VEHICLE PARKING	TOTAL MAXIMUM REQUIRED: 738 SPACES MAX. (PER UDO SEC. 7.1.3.A.1.A.) RESIDENTIAL UNITS PARKING: 639 SPACES MAX. (PER UDO SEC. 7.1.3.A.1.A.) RETAIL PARKING: 94 SPACES MAX. (PER UDO SEC. 7.1.3.A.1.A.)	
		TOTAL PROPOSED: 394 TOTAL SPICES (IN PARKING DECK) 323 TANDARD SPICES 58 COMPACT SPICES 1 EV SPICES 6 STANDARD ADA SPICES	
		2 ADA VAN SPACES	
	ACCESSIBLE PARKING	REQUIRED: 8 ADA SPACES (IN PARRONG DECK) 2 ADA WARS SPACES (IN PARRONG DECK) PROPOSED: 8 SPACES (ICAR AND 2 WAN)	
	MACE DARKING	BEGLIBERS STUDIES THEM SPACES 24 SHORT THEM SPACES	
	una Processo	RESIDENTIAL: LONG TERM: 57 SPACES (1 SPACE/T BEDROOMS) SHORT TERM: 20 SPACES (1 SPACE/20 UNITS) RETAIL: LONG TERM: 0 SPACES	
		SHORT TERM: 4 SPACES (1 SPACE/S000 SF) PROPOSED: SE LONG TERM SPACES: 24 SHORT TERM SPACES	
BUILDING + PARKING SCEBACKS	BULD-TO	EXCURIGO (SHOCK PRIONT REINTAG) LENNER ST D-V-SPHIAMAN STREET). 336 LE HON BULLDING IN BULLD- HONDATON ST 30°-155/PRIAMAN STREET). 506 LE HON BULLDING IN BULLD- FROMOD LENDER ST HEALTH STREET]. 342 LE BLAN BULLDING IN BULLD- HONDATON ST (PRIAMAN STREET). 124 LE BLAN BULLDING WITHIN BULL BLOWN STREET (SHOCK STREET). 124 LE 91-258 BULLDING WITHIN BULL BLOWN STREET (SHOCK STREET). 127 LE 91-258 BULLDING WITHIN BULL BLOWN STREET (SHOCK STREET). 1	
	PARKING SETBACK	LENORS ST (PSIMARY STREET): 30' WILKINGTON ST (PRIMARY STREET): 30' SIDE LOT UNE: 30' REAR LOT LINE: 0'-3'	
	ADDITIONAL PARKING		
	UNITATIONS	BUILDING AND THE STREET	
BUILDING/STRUCTURE SETBACK:		FROM PRIMARY STREET (MIN): 3' FROM SIDE STREET (MIN): 3' FROM SIDE STREET (MIN): 3' FROM SIDE LOT LINE (MIN): 0' OR 6' FROM REAR LOT LINE (MIN): 0' OR 6' FROM ALEC (MIN): 5'	
FLOOR HEIGHTS		GROUND STORY HEIGHT, FLOOR TO FLOOR (MIN): 15' UPPER STORY HEIGHT, FLOOR TO FLOOR: 10'	
TRANSPARENCY		REQUIRED (IMPRED USE DISTRICT/-DXT): 3'-8' (LENORS STREET):	
		PROVIDED:	
EXISTING IMPERVIOUS:		1.36 AC.	
PROPOSED IMPERVIOUS ALLOCATION: BUILDING HEIGHT		1.43 AC. (100% OF PROJECT AREA) MADIMUM ALLOWED: 20 STORY PROFOSO: 20 STORY	
TREE CONSERVATION		NO TREE CONSERVATION SHALL BE REQUIRED PER UDO SECTION 9.1.2 AS THE EXISTING LOT IS LESS THAN 2 ACRES IN SIZE.	
OUTDOOR AMENITY AREA		PROUMED: 383 SP (0) 28 OF SPECIAL SPEC	
		PROPOSED: 3,533 SF (0.08 AC) (50% REDUCTION WITH	
BLOCK PERIMETER		1.758 E/2.000 E MAY)	

Administrative Site Review Application

Company: Wilmington Owner LLC

isting use (UDO 6.1.4): Vacant

Phone #: 212-352-8224

Phone #: 919 287 0815

General Subdivision case #: Scoping/sketch plan case #: Scoping/sketch plan case #: Certificate of Appropriatenes Board of Adjustment #: Zoning Case #: Z-1-2002 Administrative Alternate #:

Property address(es): 513, 519, 521,529 S Wilmington St. and 108, 112 Stronachs Aly Site P.I.N.(s): 1703763594, 1703765478, 1703765632, 1703764663, 1703763636, and 1700763631

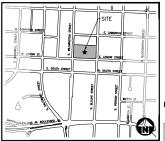
Email: eeinik@tidalrep.com

Title: Authorized Signatory

ADC	PTED: 1/5/2021 EFFECTIVE: 1/10/2021
SOU	22 – 521 SQUTH WILMINSTON STREET, LOCATED NEXT TO THE INTERSECTION OF EAST LENGIN STREET AND THE WILMINGTON STREET, BEING WARE COUNTY PH. 2703765994, APPROXIMATELY 1.43 ACRES REZONED T WINDIONN MIXED USE WITH COMDITIONS (DX. 20.5H). DITTIONS DATED: NOVEMBER 17, 2020
1.	THE FOLLOWING PERMITRAL USES AS LISTED IN UDD SECTION 6.1.4. THAT ARE PERMITTED, LIMITED, OR SPECIAL USES IN THE CX- DETRICT SHALL RE PROHIBITED: (I) DOMINITORY, PRATERNITY, SORORITY; (II) ADULT ESTABLISHMENT; (II) PAWISHOP; (IV) VEHICLE FULL SALES; AND (V) DETERMING CENTER, INI., PRECON.
	RESPONSE: THE PROHIBITED USES ARE NOT PROPOSED WITH THIS SITE PLAN.
2.	FIGURE LANCAGE OF THEIR CHANGE ARMINE SHE THE FACE ALLOCATION TO AN LOCATION FOR THE SHE THE S
3.	LIGHTING WITHIN STRUCTURED PARKING; LIGHTING SHALL BE DESIGNED TO REDUCE LIGHT SPILLAGE OUTSIDE THE PARKING STRUCTURE ACCORDING TO THE FOLLOWING:
	A. INTERNAL ILLUMINATION OF PARKING STRUCTURES SHALL BE SCREENED SO THAT INTERNAL LISHT SOURCES SHALL NOT BE VISIBLE FROM THE ADMICTN'T PURILY BIGHT OF-WAY OR ADMICENT PAGELS. LIC FORUMES DIRECTLY VISIBLE FROM THE EXTENSION OF A PARKING STRUCTURE SHALL BE ORDICTED INTERNALLY UPWARD ON SHALL CONTAIN SHIELDED FIXTURES TO MINIMIZE SUCH VISIBILITY.
	R. INTERNAL ELLIMINATION OF PARKING STRUCTURES SHALL CONFORM TO THE STANDARDS OF UDO SECTION 7.4.7. VEHICULAR CANDRIES.
	C. UGHTING LEVELS MEASURED AT THE PROPERTY UNE OF PRIVATELY OWNED PARCELS ADJACENT TO THE STRUCTURED PARKING DECK SHALL NOT BE GREATER THAN 0.5 FOOTCANDERS. MESPONSE: LICENTING BEQUIREMENTS HAVE BEEN MOTED AND WILL BE INCORPORATED INTO THE DESIGN.
4.	ANY CORPULATION COMPACTION WITH THE GATAL DOWNER OF THE CHIEFLE CHAPTERIES FAMILY THROUGH THE WASHALD FOR POINT EACH AND FALL DEFINED WASHALD WASHALD AND THE CHIEFLE AND FALL DEFINED WASHALD WASHALD AND THE CHIEFLE CHIEFLE CHIEFLE CHAPTER OF THE CHIEFLE
5.	THE BRIST TORN OF ANY BUDDING STUDIES OF WHITE TO WITHIN FORTY REST LIGHT OF STROMACH'S ALLEY SHALL BECLULE ANY COMMENTATION OF BRIDS, STONE, CONCRETE MASSINEY, METAL, GLASS, CEMENTITIES SHALL SHARP MASSINEY AND ON THAT FALLOW CF THE BULDING FACILITY STROMACH'S ALLEY. SOUTH FALLOW CANNOT SHARP SHALL SHARP SHALL SHARP SHALL SHARP SHALL SHARP
	ADJACENT TO STRONACH'S ALLEY CONSISTS PRIMARLY OF BRICK MASON.
6.	ANY BUILDING SITUATED WITHIN FORTY FEET (40°) OF STRONACH'S ALLEY SHALL INCLUDE AT LEAST ONE DOOR FOR PEDESTRIAN ACCESS TO THE BUILDING FROM STROMACH'S ALLEY. REPORTS ACCESS TO THE BUILDING FROM STROMACH'S ALLEY, HAS RETNIP PROVIDED.
7.	ANY BUILDING SITUATED WITHIN FORTY HIS' DE STRONARCH'S ALLEY SHALL NOT CONTAIN LOADING
	DOCKS ON THAT SIDE OF THE BUILDING FACING STROMARCH'S ALLEY. RESPONSE: LOADING DOCKS HAVE NOT BEEN PROVIDED ON THE SIDE OF THE BUILDING THAT FACE

FORMS AND APPLICATIONS ALTA DEMOLITION PLAN C2.00 SITE PLAN GRADING AND STORM DRAINAGE PLAN AVERAGE GRADE PLAN OVERALL UTILITY PLAN C8.00 SITE DETAILS SITE DETAILS STORM DRAINAGE & SANITARY SEWER DETAILS SANITARY SEWER DETAILS WATER DETAILS C8.04 WATER DETAILS STORMWATER CONTROL MEASURE "A" PLAN VIEW STORMWATER CONTROL MEASURE "A" DETAILS STORMWATER CONTROL MEASURE "A" LANDSCAPE PLAN L5.00 LANDSCAPE PLAN BY OTHERS ASR-1001 FLOOR PLAN - LOBBY LENOIR STREET LEVEL FLOOR PLAN - LOADING WILMINGSTON STREET LEVEL FLOOR PLAN - LEVEL P2 ASR-1003 ASR-1004 FLOOR PLAN - LEVEL P3 FLOOR PLAN - LEVEL P4 ASR-1005 ASR-1006 FLOOR PLAN - LEVEL 5 ASR-1007.1 ROOF PLAN RIIII DING ELEVATION - SOUTH ASR-1008 BUILDING ELEVATION - WEST BUILDING FLEVATION - NORTH

BUILDING ELEVATION - EAST



VICINITY MAP

NTS



CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES COCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER

THE MINIMUM CORNER CLEARANCE FOR A DRIVEWAY FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENOROGIC ON THIS MINIMUM CORNER CLEARANCE. RISIN SECTION 6.5.2.D.

3. PER TC-5A-18 & SEC. 1.5.4.C, THE PRIMARY STREET DESIGN SHALL BE E. LENGIR STREET & S. WILMINGTON STREET.

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOUD WASTE DESIGN MANUAL.

TRANSPARENCY RELIEF:

DATE: DECEMBER 1, 2022

DECISION: APPROVED AS REQUESTED

ATTENTION CONTRACTORS

ESEC SHEET ON ALL DROJECT SITE GRADING, STORM DRAINAGE AND UTILITY

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

MCADAMS Suite 201 Raleigh, NC 27603

WILMINGTON OWNER, LLC c/o TIDAL REAL ESTATE PARTNERS, LP 520 WEST 27TH STREET, SUITE 403 NEW YORK, NEW YORK PHONE: 212.352.8224

CLIENT

WILMINGTON OWNER, LLC c/o TIDAL REAL ESTATE PARTNERS, LP 520 WEST 27TH STREET, SUITE 403 NEW YORK, NEW YORK PHONE: 212.352.8224

USE WILMINGTON ST. MIXED I ADMINISTRATIVE SITE REVIEW 521 WILMINGTON STREET RAIEGH, NORTH CAROLINA 27801



REVISIONS

PLAN INFORMATION

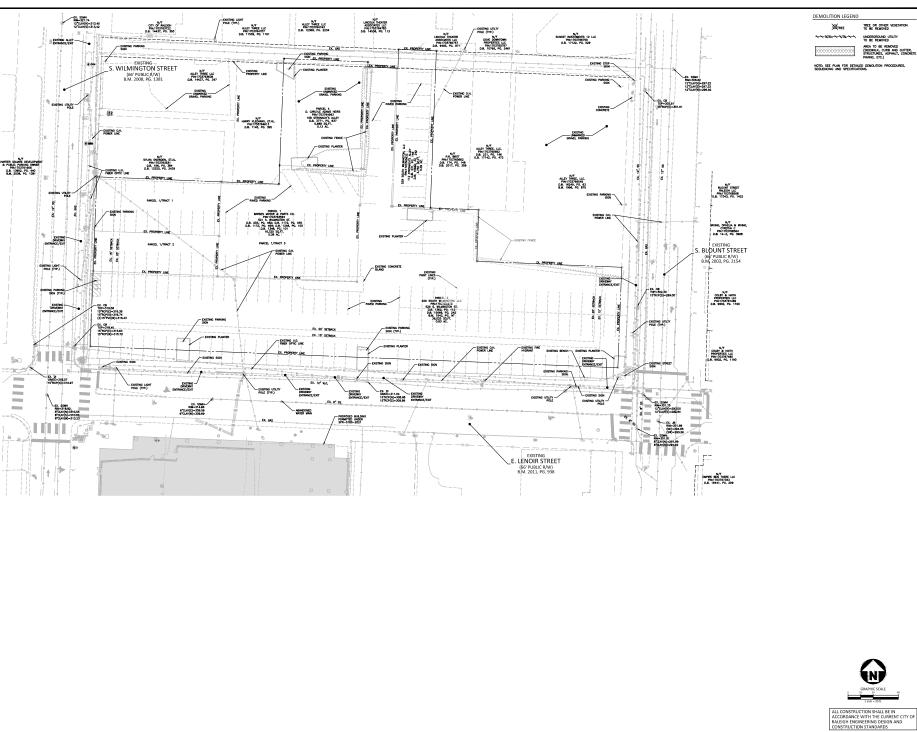
FILENAME SCALE

DATE 07. 11. 2022

Oprate reporting
SHEET Vision and Purisify therapy Date 2012 (25% Oct 14% Oct 15%)

ADMINISTRATIVE SITE REVIEW FOR:

WILMINGTON STREET MIXED USE 521 SOUTH WILMINGTON STREET RALEIGH, NC 27601 PROJECT NUMBER: TID-21001





The John R. McAdams Company, Inc. One Glerwood Avenue Suite 201 Raleigh, NC 27603 phone 919. 823. 4300 fax 919. 361. 2269 license number: C-0293, C-187

CLIENT

WILMINGTON OWNER, LLC c/o TIDAL REAL ESTATE PARTNERS, LP 520 WEST 27TH STREET, SUITE 403 NEW YORK, NEW YORK PHONE: 212.352.8224

WILMINGTON ST. MIXED USE
ADMINISTRATIVE SITE REVIEW
521 WILMINGTON STREET
RALEIGH, NORTH CAROLINA 27801

1 08.26.2022 RESPONSE TO 1ST ASR COMMENTS
2 11.07.2023 RESPONSE TO 3ND ASR COMMENTS
2 01.11.2003 RESPONSE TO 3ND ASR COMMENTS

PLAN INFORMATION

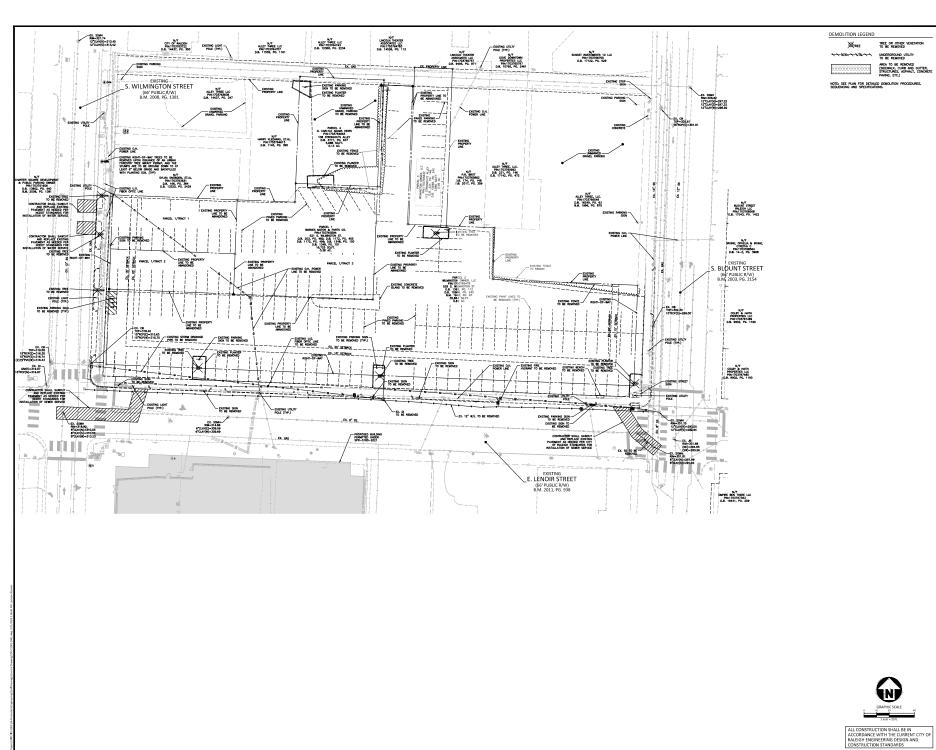
PROJECT NO. FILENAME

TID-21001-XC1

SHEET

EXISTING CONDITIONS

C1.00



<u></u>

The John R. McAdams Company, Inc. One Glerwood Avenue Suite 2011 Raleigh, NC 27603 phone 919. 823. 4300 fas 919. 361. 2480 license number: C-0293, C-187

ware meadamses com

CLIENT

WILMINGTON OWNER, LLC c/o TIDAL REAL ESTATE PARTNERS, LP 520 WEST 27TH STREET, SUITE 403 NEW YORK, NEW YORK PHONE: 212.352.8224

> WILMINGTON ST. MIXED USE ADMINISTRATIVE SITE REVIEW 521 WILMINGTON STREET RALEIGH, NORTH CAROLINA 27501



NO. DATE
1 DE. 26. 2022 RESPONSE TO 1ST ASK COMMENTS
2 DE. 67. 2022 RESPONSE TO 2ND ASK COMMENTS
2 DE. 11. 2023 RESPONSE TO 3ND ASK COMMENTS

PLAN INFORMATION

PROJECT NO. TID-2
FILENAME TID-2
CHECKED BY ARR

 FILENAME
 TID-21001-DM1

 CHECKED BY
 ARP

 DRAWN BY
 SME

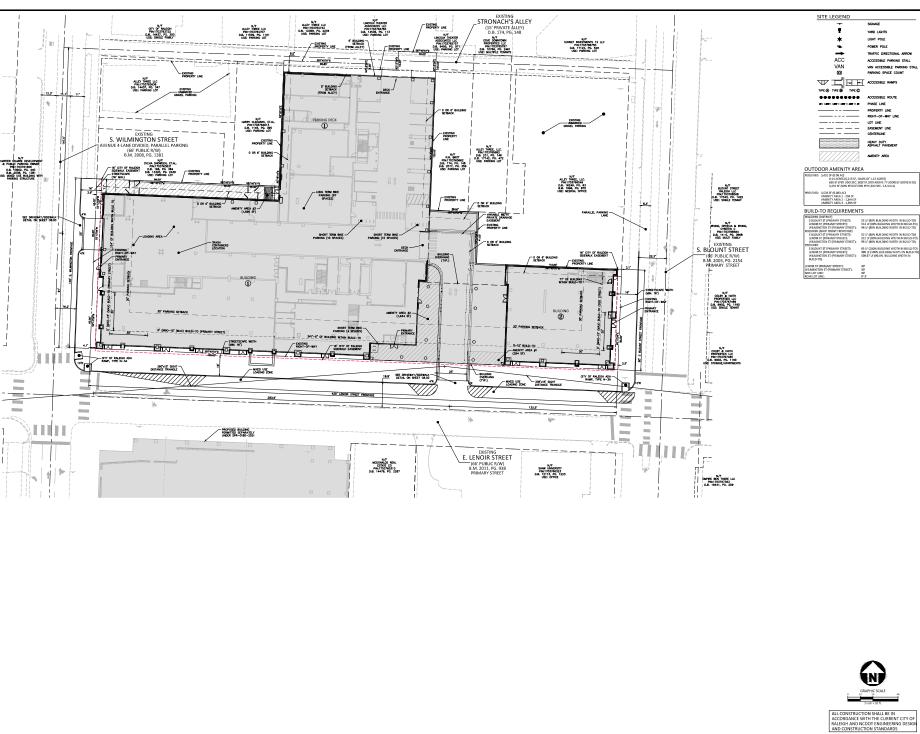
 SCALE
 1" = 20'

 DATE
 07. 11. 2022

SHEET

DEMOLITION PLAN

C1.01





The John R. McAdams Company, Inc One Glenwood Avenue Suite 201 Raleigh, NC 27603 phone 919. 823. 4300 fax 919. 361. 2269 license number: C-0293, C-187

CLIENT

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WILMINGTON ST. MIXED USE
ADMINISTRATIVE SITE REVIEW
521 WILMINGTON STREET
RALEIGH, NORTH CAROLINA 27801

REVISIONS

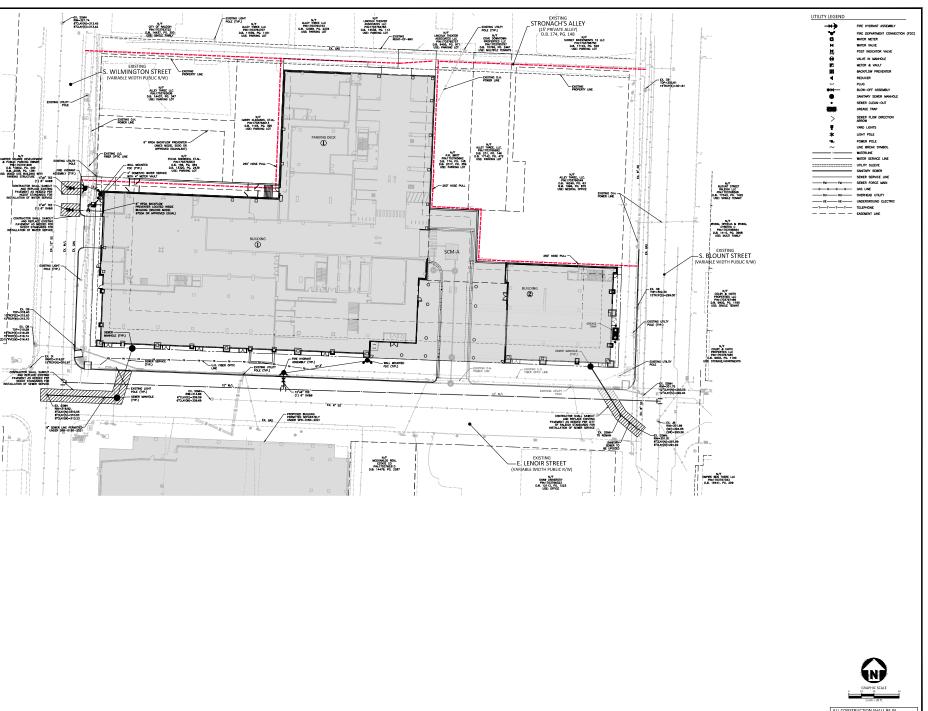
PLAN INFORMATION

PROJECT NO. FILENAME TID-21001-S1 CHECKED BY DRAWN BY SCALE 07. 11. 2022

SHEET

SITE PLAN

C2.00





MCADAMS The John R. McAdams Company, Inc One Glenwood Avenue Suite 201 Raleigh, NC 27603 phone 919. 823. 4300 fax 919. 361. 2269 license number: C-0293, C-187

CLIENT

WILMINGTON OWNER, LLC c/o TIDAL REAL ESTATE PARTNERS, LP 520 WEST 27TH STREET, SUITE 403 NEW YORK, NEW YORK PHONE: 212.352.8224

WILMINGTON ST. MIXED USE ADMINISTRATIVE SITE REVIEW 521 WILMINGTON STREET RALEIGH, NORTH CAROLINA 27501



REVISIONS

| N0. | DATE | | 1 | 08.36.2022 | RESPONSE TO EST ASK COMMENTS | 2 | 11.07.2022 | RESPONSE TO 28D ASK COMMENTS | 2 | 01.11.2023 | RESPONSE TO 38D ASK COMMENTS

PLAN INFORMATION

PROJECT NO. FILENAME TID-21001-U1 ARP SME 1" = 20" CHECKED BY DRAWN BY

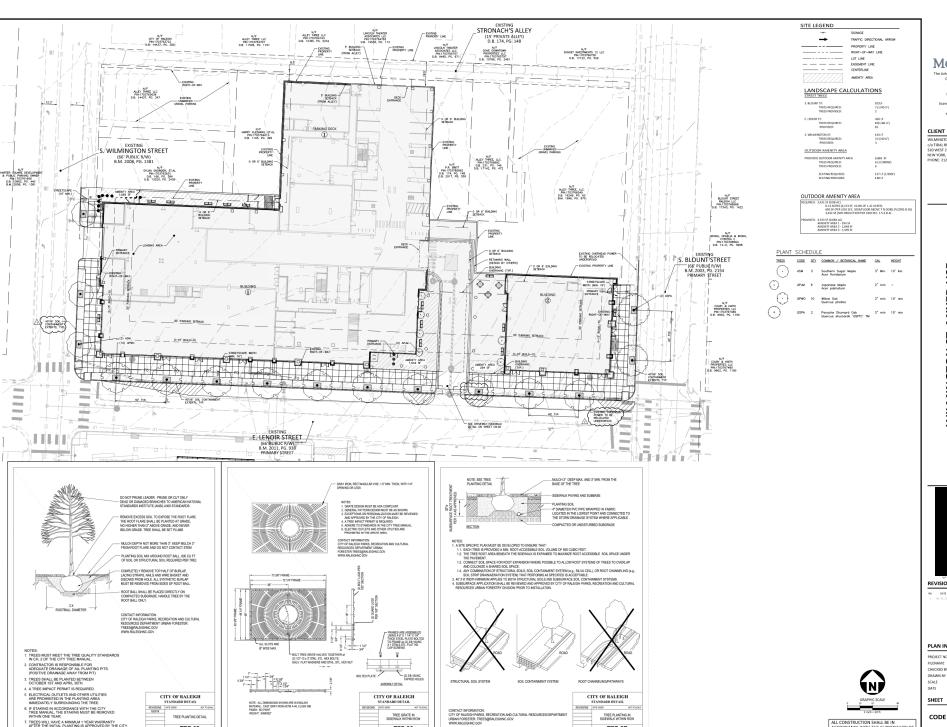
SCALE DATE 07. 11. 2022

SHEET

CONSTRUCTION STANDARDS

UTILITTY PLAN

C4.00



TREE GRATE IN SIDEWALK WITHIN ROW

TPP-06

TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

TPP-03

TREE PLANTING IN SIDEWALK WITHIN ROW

TPP-07

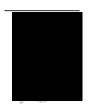
MCADAMS The John R. McAdams Company, Inc One Glenwood Avenue Suite 201 Raleigh, NC 27603 phone 919. 823. 4300 fax 919. 361. 2269 license number: C-0293, C-187

www.mcadamsco.com

WILMINGTON OWNER, LLC c/o TIDAL REAL ESTATE PARTNERS, LP 520 WEST 27TH STREET, SUITE 403 NEW YORK, NEW YORK PHONE: 212.352.8224

USE

WILMINGTON ST. MIXED L ADMINISTRATIVE SITE REVIEW 521 WILMINGTON STREET RALEIGH, NORTH CAROLINA 27601



REVISIONS

PLAN INFORMATION

PROJECT NO. FILENAME TID-21001-LS1 CHECKED BY BTK
DRAWN BY JJB 1" = 20" SCALE

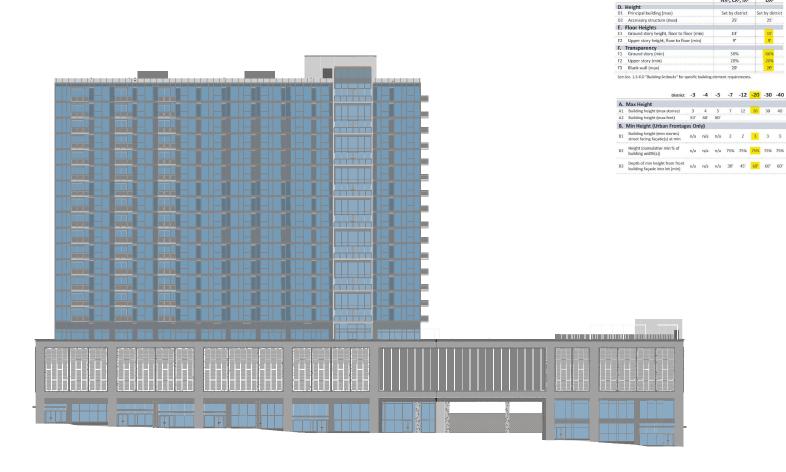
07. 11. 2022

SHEET

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH AND NCDOT ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

CODE LANDSCAPE PLAN

L5.00



OP-, OX-NX-, CX-, IX-

DX-

Set by district Set by district