

Administrative Site Review Application

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



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

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

Building Type		Site Transaction History	
☐ Detached	☐ General	Subdivision case #: _____	
☐ Attached	☒ Mixed use	Scoping/sketch plan case #: _____	
☐ Apartment	☐ Open lot	Certificate of Appropriateness #: _____	
☐ Townhouse	☐ Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: Assembly 1249			
Inside City limits? ☒ Yes ☐ No			
Property address(es): 1249 Wicker Drive, 2300 Atlantic Avenue, 2400 Alwin Court			
Site P.I.N.(s): 1715304050, 1715301220, 1715304492			
Please describe the scope of work. Include any additions, expansions, and change of use. The project includes renovation of the existing four industrial buildings to be reused as a combination of industrial, retail, and food and beverage. The project will also involve construction of a parking garage central to lot 1 of the southern properties off Wicker Drive.			
Current Property Owner/Developer Contact Name: <i>Anthony Smithson</i>			
NOTE: please attach purchase agreement when submitting this form.			
Company: 1249 Wicker, LLC		Title: Development Manager	
Address: 3700 Glenwood Ave, Suite 430, Raleigh, NC 27612			
Phone #: 919-786-9905		Email: asmithson@grubbventures.com	
Applicant Name: Natalie Carmen			
Company: Stewart		Address: 223 S West Street, Ste 1100	
Phone #: 919-866-4776		Email: ncarmen@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): IX-3	Existing gross floor area (not to be demolished): 135,716 SF
	Existing gross floor area to be demolished: 14,277 SF
Gross site acreage: 12.58	New gross floor area:
# of parking spaces required: 739	Total sf gross (to remain and new): 135,716
# of parking spaces proposed: 797	Proposed # of buildings: 4
Overlay District (if applicable): Parking Limited	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): Prefab	
Proposed use (UDO 6.1.4): Mixed Use	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 8.682 Square Feet: 378,170	Proposed Impervious Surface: Acres: 9.879 Square Feet: 430,338
Is this a flood hazard area? ☒ Yes ☐ No	
If yes, please provide: Only Flood Hazard in effective maps. Preliminary maps show site entirely outside floodplain	
Alluvial soils: Urban Land	
Flood study: effective and preliminary maps included in submittal for reference	
FEMA Map Panel #: 3720171500J, 3720171400J	
Neuse River Buffer ☐ Yes ☒ No	Wetlands ☐ Yes ☒ No

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: n/a	Total # of hotel units: n/a
# of bedroom units: 1br ☐ 2br ☐ 3br ☐ 4br or more ☐	
# of lots:	Is your project a cottage court? ☐ Yes ☐ No

SIGNATURE BLOCK

I hereby designate Natalie Carmen 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 six consecutive months of inactivity.

Signature: 	Date: 12/11/2020
Printed Name: Anthony Smithson	



1249 WICKER DRIVE
RALEIGH, NC 27604

CITY OF RALEIGH
ADMINISTRATIVE SITE REVIEW
ASR-0101-2020

SUBMITTED ON DECEMBER 11, 2020
RESUBMITTED ON JULY 30, 2021
RESUBMITTED ON OCTOBER 14, 2021

SITE DATA	
PROJECT NAME:	ASSEMBLY 1249
SITE ADDRESS:	1249 WICKER DRIVE, RALEIGH NC 27604 2300 ATLANTIC AVENUE, RALEIGH NC 27604 2040 ALWIN COURT, RALEIGH NC 27604
COUNTY:	WAKE
PARCEL PIN #:	1715304050, 1715301220, 1715304492
PARCEL OWNER:	1249 WICKER LLC, WHATEVER MILL SUREFIRE LLC
TOTAL SITE GROSS ACRES:	12.58 AC (8.79 AC, 3.78 AC)
NET ACREAGE:	12.58 AC
CURRENT ZONING:	12.343 AC (0.232 AC RIGHT OF WAY DEDICATION)
PROPOSED ZONING:	IX-3 PL
EXISTING LAND USE:	IX-3 PL
PROPOSED LAND USE:	PREFAB
FLOOD PLAIN DATA:	RETAIL OFFICE/ FOOD AND BEVERAGE 3720171500J/ 3720171400J
RIVER BASIN:	NEUSE
CONSTRUCTION TYPE:	ADAPTIVE REUSE
MAX BUILDING HEIGHT:	3 STORIES
PROPOSED BUILDING HEIGHT:	4'
PROPOSED BUILDING SQUARE FOOTAGE:	137,886
TRAIL CONSERVATION AREA:	11,210 SF (2.5% OF DISTURBED AREA)
TOTAL LIMITS OF DISTURBANCE:	10.46 AC/ 455,911 SF
EXISTING IMPERVIOUS AREA:	NORTH PARCEL (2.042 AC/ 88,965 SF) SOUTH(8,639 AC/289,205 SF)
PROPOSED IMPERVIOUS AREA:	NORTH PARCEL (2.042 AC/ 88,965 SF) SOUTH(7,837 AC/341,374 SF)
PARKING DATA:	
REQUIRED PARKING:	739 SPACES
PROPOSED PARKING:	797 SPACES
TOTAL PARKING:	797 SPACES
AMENITY AREA:	
REQUIRED AREA:	54800 SF
PROPOSED AREA:	78549 SF
RIGHT-OF-WAY OBSTRUCTION NOTES:	
1. LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN ALONG WITH THE RIGHT-OF-WAY SERVICES APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV FOR APPROVAL. 2. 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. 3. 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 NCDDT SUPPLEMENT TO THE MUTCD. 4. THE 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 COMPLAINT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG). THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). 5. PRIOR TO THE START OF WORK, THE CONTRACTOR 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. 6. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.	

PROPOSED SITE PAVING DATA			
UDO VEHICULAR PARKING REQUIRED			
	S.F. OR UNITS	RATIO	REQUIRED
RETAIL SALES	38,478 S.F.	38478 SF /300	130
FOOD & BEVERAGE	23,114 S.F.	23114 SF/ 150	183
VEHICLE SERVICES	6,771 S.F.	6771 SF/600	12
GENERAL OFFICE	7,507 S.F.	7507 SF/400	19
INDUSTRIAL (OFFICE)	7,507 S.F.	7507 SF/600	13
INDUSTRIAL (STORAGE)	61,491 S.F.	--	271
UDO TOTAL PARKING REQUIRED			318
ULI TOTAL SHARED PARKING REQUIRED			315
VEHICULAR PARKING PROVIDED			
SURFACE LOT - STANDARD			350
SURFACE LOT - ADA VAN			
SURFACE LOT - ADA VEHICLE			2
ON STREET PARKING - STANDARD			0
TOTAL PARKING PROPOSED			352
BIKE PARKING REQUIRED			
	SHORT TERM	LONG TERM	
OFFICE	4	4	
RETAIL	2	0	
RESTAURANT	4	4	
INDUSTRIAL	0	0	
TOTAL	10	8	
TOTAL BIKE PARKING REQUIRED			18
BIKE PARKING PROVIDED			
ON STREET/SITE			10
TOTAL BIKE PARKING PROVIDED			10
SQUARE FOOTAGE			
OFFICE	RESTAURANTS	RETAIL	INDUSTRIAL
7,020	53,611	60,190	14,035
TOTAL PROPOSED SQUARE FOOTAGE			134,856
PARKING RATIO (MIN. REQUIREMENTS):			
VEHICULAR SPACE - 1 PER 400 S.F. OF OFFICE SPACE			
VEHICULAR SPACE - 1 PER 300 S.F. OF RETAIL SPACE			
VEHICULAR SPACE - 1 PER 150 S.F. OF RESTAURANT SPACE			
VEHICULAR SPACE - 1 PER 600 S.F. OF INDUSTRIAL OFFICE			
VEHICULAR SPACE 1 PER 100 INDUSTRIAL STORAGE UNITS			
BIKE SPACE (SHORT TERM) - 1 PER 10,000 S.F. OFFICE, MIN 4; BIKE SPACE; (LONG TERM) - 1 PER 5,000 S.F. OFFICE, MIN 4			
BIKE SPACE (SHORT TERM) - 1 PER 50,000 S.F. RESTAURANT, MIN 4; BIKE SPACE, (LONG TERM) - 1 PER 25,000 S.F., MIN 4			
UTILITIES IMPROVEMENTS QTY			
PRIVATE SEWER			
6" SEWER SERVICE			731 LF
PUBLIC WATER			
8" WATER MAIN			1871 LF

INDEX OF DRAWINGS		
SHEET #	SHEET NAME	ADMINISTRATIVE SITE REVIEW (10.30.2020)
C0.00	COVER SHEET	•
C0.10	CIVIL ENGINEERING GENERAL NOTES	•
C0.20	DOCUMENT APPROVAL	•
L0.00	LANDSCAPE ARCHITECTURE GENERAL NOTES	•
C1.00	EXISTING CONDITIONS PLAN	•
L1.10	TREE CONSERVATION AREA	•
C2.00	DEMOLITION PLAN	•
L3.00	SITE PLAN	•
L3.01	SITE PLAN PHASE 1	•
C3.05	REFUSE COLLECTION PLAN	•
C3.10	PROPERTY DIAGRAM	•
C5.00	GRADING & STORM DRAINAGE PLAN	•
C5.01	DRAINAGE NETWORK TABLES	•
C5.10	SAND FILTER PLAN & DETAILS	•
C5.20	PERMEABLE PAVEMENT 1 PLAN & DETAILS	•
C5.21	PERMEABLE PAVEMENT 2 PLAN & DETAILS	•
C5.00	UTILITIES PLAN	•
C6.05	FIRE PROTECTION PLAN	•
C7.00	TRANSPORTATION PLAN	•
L9.00	SITE DETAILS	•
L9.01	SITE DETAILS	•
L9.02	SITE DETAILS	•
C9.00	SITE DETAILS	•
C9.01	SITE DETAILS	•
C9.02	SITE DETAILS	•
C9.03	SITE DETAILS	•
C9.20	STORM DRAINAGE DETAILS	•
C9.21	STORM DRAINAGE DETAILS	•

INDEX OF DRAWINGS		ADMINISTRATIVE SITE REVIEW (10.30.2020)
SHEET #	SHEET NAME	
C9.30	UTILITY DETAILS	•
C9.31	UTILITY DETAILS	•
C9.32	UTILITY DETAILS	•
C9.40	UTILITY DETAILS	•
C9.41	UTILITY DETAILS	•
L1.00	PLANTING PLAN	•
L2.00	PLANTING & TREE CONSERVATION DETAILS	•
E1.00	PARKING LOT LIGHTING	•
A2.01A	FLOOR PLAN - BUILDING A	•
A2.01B	FLOOR PLAN - BUILDING B	•
A2.01C	FLOOR PLAN - BUILDING C	•
A2.01E	FLOOR PLAN - BUILDING E	•
A3.01A	EXTERIOR ELEVATIONS - BUILDING A	•
A3.01B	EXTERIOR ELEVATIONS - BUILDING B	•
A3.01C	EXTERIOR ELEVATIONS - BUILDING C	•
A3.01E	EXTERIOR ELEVATIONS - BUILDING E	•
A3.10	TRANSPARENCY CALCULATIONS	•

BUILDING AREA SUMMARY		
BUILDING	PRE GSF	POST GSF
BUILDING A	43215	34454
BUILDING B	23146	21304
SHIPPING CONTAINERS ADJACENT TO BUILDING B	0	640
BUILDING C	40562	36888
BUILDING D	42110	42110
TOTAL	149033	133596
PERCENTAGE OF BUILDING INCREASE/DECREASE		-9.15%

DESIGN ALTERNATE

DA-0618-2021
WHEREAS 1248 WICKER CIRCLE AND WHITAKER MILL SUPERFILL LOT, PROPERTY OWNERS:
THE FOLLOWING IS THE PROPOSED DESIGN ALTERNATE TO A DESIGN ALTERNATE FOR THE RELIEF
OF CONGESTION ON STATE ROUTE 17 IN THE VICINITY OF WICKER DRIVE AND ALVIN COURT, IN
AVENUE 4 - LANE, DIVIDED STREET, AS SET FORTH IN SECTION 8.6.B OF THE UNIFIED
DEVELOPMENT ORDINANCE (UDC) AND SECTIONS 8.6.A AND 8.6.C OF THE UDC, TO
MANUAL/PSDM) TO REPLACE THE REQUIRED 7' SIDE WALK OF 10' MULTI-LANE PLUS (A) 3'
DESIGN ALTERNATE TO THE REQUIRED 36" SIDEWALK BACK-OFF CURB OF CURB BACK-OFF CURB
OF 36" (A) 3' DESIGN ALTERNATE TO THE REQUIRED 7.5' BINK LANE THAT RESULTS IN A 2.5'
CURB AND GUTTER WIDTH AND (B) A DESIGN ALTERNATE TO THE REQUIRED SIDEWALK
BACK-OFF CURB OF 10' MULTI-LANE PLUS AND (A) 4' MULTI-LANE ALTERNATES TO UDC SECTION
8.5.3.2 AND RUSHER SECTION 9.5.2.c, WHICH REQUIRE DRIVEWAYS ACCESSING UP TO 10' WIDE
DRIVEWAYS TO BE LOCATED AT LEAST 10 FEET FROM THE ADJACENT SIDEWALK OR DRIVEWAY.
TO CONSTRUCT A DRIVEWAY 5' APART CENTERLINE TO CENTERLINE FROM A
DRIVEWAY LOCATION ON THE WEST SIDE OF THE DRIVEWAY AND IN K-3'S, LOCATED
AT 15376 SE MIXED USE DEVELOPMENT ON A 2.5-ACRE SITE ZONED IN K-3 AND K-3-A, LOCATED
AT 2304 ATLANTIC AVENUE, 1255 WICKER DRIVE, AND 2400 ALVIN COURT



Administrative Site Review Application

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This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.6. Please check the appropriate building types and include the plan checklist document when submitting.

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

Please review UDO Section 10.2.8, as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan ☐		Tier Three Site Plan ☐	
Building Type		Site Transaction History	
☐	Detached	☐	Subdivision case #: _____
☐	Attached	☒	Scoping/sketch plan case #: _____
☐	Apartment	☐	Certificate of Appropriateness #: _____
☐	Townhouse	☐	Board of Adjustment #: _____
		☐	Zoning Case #: _____
		☐	Administrative Alternate #: _____

GENERAL INFORMATION

Development name: Assembly 1249

Inside City limits? Yes ☒ No ☐

Property address(es): 1249 Wicker Drive, 2300 Atlantic Avenue, 2400 Alwin Court

Site P.I.N.(s): 1715304050, 1715301220, 1715304492

Please describe the scope of work. Include any additions, expansions, and change of use.
 Project includes renovation of the existing four industrial buildings to be reused as a combination of industrial, retail, and food and beverage. The project will also involve construction of a parking garage central to lot 1 of the southern properties off Wicker Drive.

Current Property Owner/Developer Contact Name: Anthony Smithson
NOTE: please attach purchase agreement when submitting this form.

Company: 1249 Wicker, LLC **Title:** Development Manager

Address: 3700 Glenwood Ave, Suite 430, Raleigh, NC 27612

Phone #: 919-786-9905 **Email:** asmithson@grubbventures.com

Applicant Name: Natalie Carmen

Company: Stewart **Address:** 223 S West Street, Ste 1100

Phone #: 919-866-4776 **Email:** ncarmen@stewartinc.com

Page 1 of 2

REVISION 11.1820

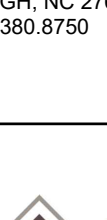
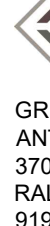
raleighnc.gov

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)			
SITE DATA Zoning District (if more than one, please provide the acreage of each): IX-3 Gross site acreage: 12.68 # of parking spaces required: 739 # of parking spaces proposed: 797 Overlay District (if applicable): Parking Limited Existing use (UDO 6.1.4): Prefab Proposed use (UDO 6.1.4): Mixed Use	BUILDING DATA Existing gross floor area (not to be demolished): 135,716 SF Existing gross floor area to be demolished: 14,277 SF New gross floor area: Total sf gross (to remain and new): 135,716 Proposed # of buildings: 4 Proposed # of stories for each: 1		
STORMWATER INFORMATION			
Existing Impervious Surface: Acres: 6.682 Square Feet: 376,170 Is this a flood hazard area? Yes ☐ No ☐ If yes, please provide: City Flood Hazard in effective maps. Preliminary maps show area entirely outside floodplains Alluvial soils: <u>Urban Land</u> Flood study: Effective and preliminary maps included in submittal for reference FEMA Map Panel #: <u>37201715001, 37201714001</u>		Proposed Impervious Surface: Acres: 9.879 Square Feet: 430,338	
Neuse River Buffer Yes ☐ No ☒ Wetlands Yes ☐ No ☒			
RESIDENTIAL DEVELOPMENTS			
Total # of dwelling units: n/a		Total # of hotel units: n/a	
# of bedroom units: 1br 2br 3br 4br or more		Is your project a cottage court? Yes ☐ No ☐	
# of lots:			
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 <u>Nathalie Carmen</u>		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 cycle <u>yes/no</u> dates <u>applications</u> will expire after 180 days of inactivity.			
Signature: <u>Nathalie Carmen</u>			Date: <u>12/14/2020</u>
Printed Name: <u>Nathalie Carmen</u>			

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REVISION 11.18.20

raleighnc.gov

 STEWART 223 S. WEST ST., #1100 RALEIGH, NC 27603 T 919.380.8750 FIRM LICENSE #: C-1051 www.stewartinc.com PROJECT #: C2004D		
Client:		
 GRUBB VENTURES ANTHONY SMITHSON 3700 GLENWOOD AVE, STE 430 RALEIGH, NC 27612 919.766.9905		
Consultants:		
JDAVIS > JDAVIS ARCHITECTS TOBIAS HINKLE, AIA 510 S. WILMINGTON ST. RALEIGH, NC 27601 919.835.1500 JDAVIS ARCHITECTS KENNETH D. THOMPSON, PLA 510 S. WILMINGTON ST. RALEIGH, NC 27601 919.835.1500		
Vicinity map: A black star marks the project site at the intersection of Glenwood Avenue and West Street.		
Seal: PRELIMINARY - DO NOT 		
Project: ASSEMBLY 1249		
Issued for: ADMINISTRATIVE SITE REVIEW		
No.	Date	Description
1	07_30_2021	2ND ASR SUBMITTAL
2	10_07_2021	3RD ASR SUBMITTAL
Title:		
COVER SHEET		
Project number: C2004D Sheet #:		
Issued Date: 10.14.2021		
Drawn by: HMH		
Approved by: NBC		
C0.00		



GRUBB VENTURES
3700 GLENWOOD AVE, STE 430
RALEIGH, NC 27612
CONTACT: ANTHONY SMITHSON
919.786.9905 (T)



223 S. WEST STREET SUITE 1100
RALEIGH, NC 27603
T 919.380.8750

STEWART INC. - CIVIL
CONTACT: NATALIE CARMEN, PE
CIVIL ENGINEER
919.866.4776 (T)
NCARMEN@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



JDAVIS ARCHITECTS
510 S. WILMINGTON ST
RALEIGH, NC 27601
CONTACT: TOBIAS HINKLE
SENIOR PROJECT MANAGER
919.835.1500 (T)
919.835.1510 (F)
TOBIASH@JDAVISARCHITECTS.COM

JDAVIS ARCHITECTS
510 S. WILMINGTON ST
RALEIGH, NC 27601
CONTACT: KENNETH D. THOMPSON
SENIOR ASSOCIATE
919.835.1500 (T)
919.835.1510 (F)
KENT@JDAVISARCHITECTS.COM

Project number: C20040 Sheet #:

Issued Date: 10.14.2021

Drawn by: HMH

Approved by: NBC

C0.00



LEGEND:

- FDC
- PROP. FDC
- PROP. FIRE HYDRANT
- BIKE RACK FOR TWO (2) BICYCLES
- WHEEL STOP
- HC PARKING
- HC UNIT IN GARAGE
- PROJECT BOUNDARY
- EX. ADJACENT PROPERTY LINE
- PROP. RIGHT OF WAY LINE
- PROPERTY LINE ON SITE
- PROP. UTILITY EASEMENT
- PARKING SETBACK
- TREE PROTECTION FENCE
- 8" HEAVY DUTY CONCRETE PAVER
- OUTDOOR AMENITY AREA
- RIGHT OF WAY DEDICATION AREA

TREE CONSERVATION AREA LEGEND:

- SECONDARY TREE CONSERVATION AREA
- INDIVIDUAL TREE SECONDARY TREE CONSERVATION AREA

PRIMARY STREET DETERMINATION (SEC. 15.6.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 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.

	ATLANTIC	WICKER	ALWIN	LAURELBROOK
A. THE STREET WITH TRANSIT SERVICE:	YES	NO	NO	NO
B. THE STREET DESIGNATED AS A MAIN STREET OR URBAN THOROUGHFARE ON THE URBAN FORMMAP:	YES	NO	NO	NO
C. ANY STREET DESIGNATED AS A RETAIL STREET IN THE DOWNTOWN SECTION OF THE COMPREHENSIVE PLAN:	NO	NO	NO	NO
D. THE STREET DESIGNATED AS A MIXED-USE STREET ON THE RALEIGH STREET PLAN MAP:	YES	NO	NO	YES

PER SECTION 15.6.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.

RESPONSE: BASED ON THE ABOVE, THE PRIMARY STREETS ARE ATLANTIC AVE.

PROJECT PHASING:

PHASE 1 WILL INCLUDE PARCELS 1715301220 (2300 ATLANTIC AVE.) AND 1715304050 (1235 WICKER DR.).

PARCEL 1715304492 (2400 ALWIN CT.) WILL BE IN PHASE 2.

STEWART

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

FIRM LICENSE # C-1051
www.stewartinc.com
PROJECT # C20040

Client:

GRUBB VENTURES

GRUBB VENTURES
ANTHONY SMITHSON
3700 GLENWOOD AVE., STE 430
RALEIGH, NC 27612
919.786.9905

Consultants:

JDAVIS

JDAVIS ARCHITECTS
TODDAS HENRIE, AIA
510 S. WILMINGTON ST.
RALEIGH, NC 27601
919.835.1500

JDAVIS ARCHITECTS
KENNETH D. THOMPSON, PLA
510 S. WILMINGTON ST.
RALEIGH, NC 27601
919.835.1500

Vicinity map:

Seal: PRELIMINARY - DO NOT USE FOR CONSTRUCTION

0 15 30 60
SCALE: 1"=30'
NORTH

Project:

ASSEMBLY 1249

Issued for:

ADMINISTRATIVE SITE REVIEW

Title:

SITE PLAN

Project number: C20040 **Sheet #:** 12.11.2020
Issued Date: 12.11.2020
Drawn by: KT, SB
Approved by: KT

L3.00

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P:\2020\202002_GV Wicker Drive\4c_LAND\dwg-LP20202-SF20.dwg Oct 13, 2021 4:54pm

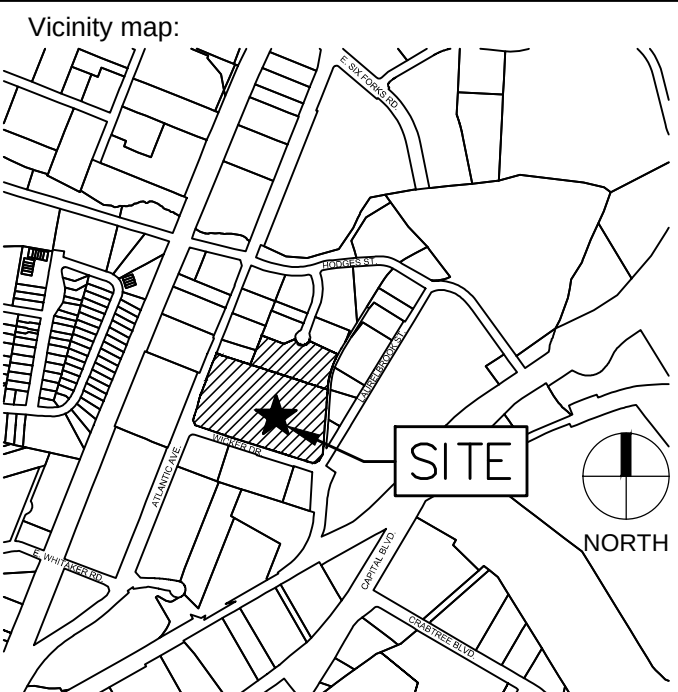


STEWART
223 S. WEST ST., #1100
RALEIGH, NC 27601
FIRM LICENSE #: C-1051
PROJECT #: C20040

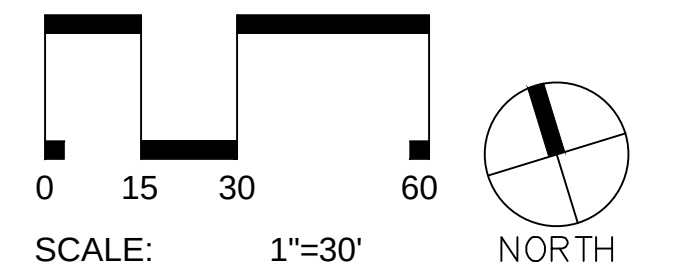
Client:
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RALEIGH, NC 27612
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RALEIGH, NC 27601
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Seal: PRELIMINARY - DO NOT USE FOR CONSTRUCTION



Project:
ASSEMBLY 1249

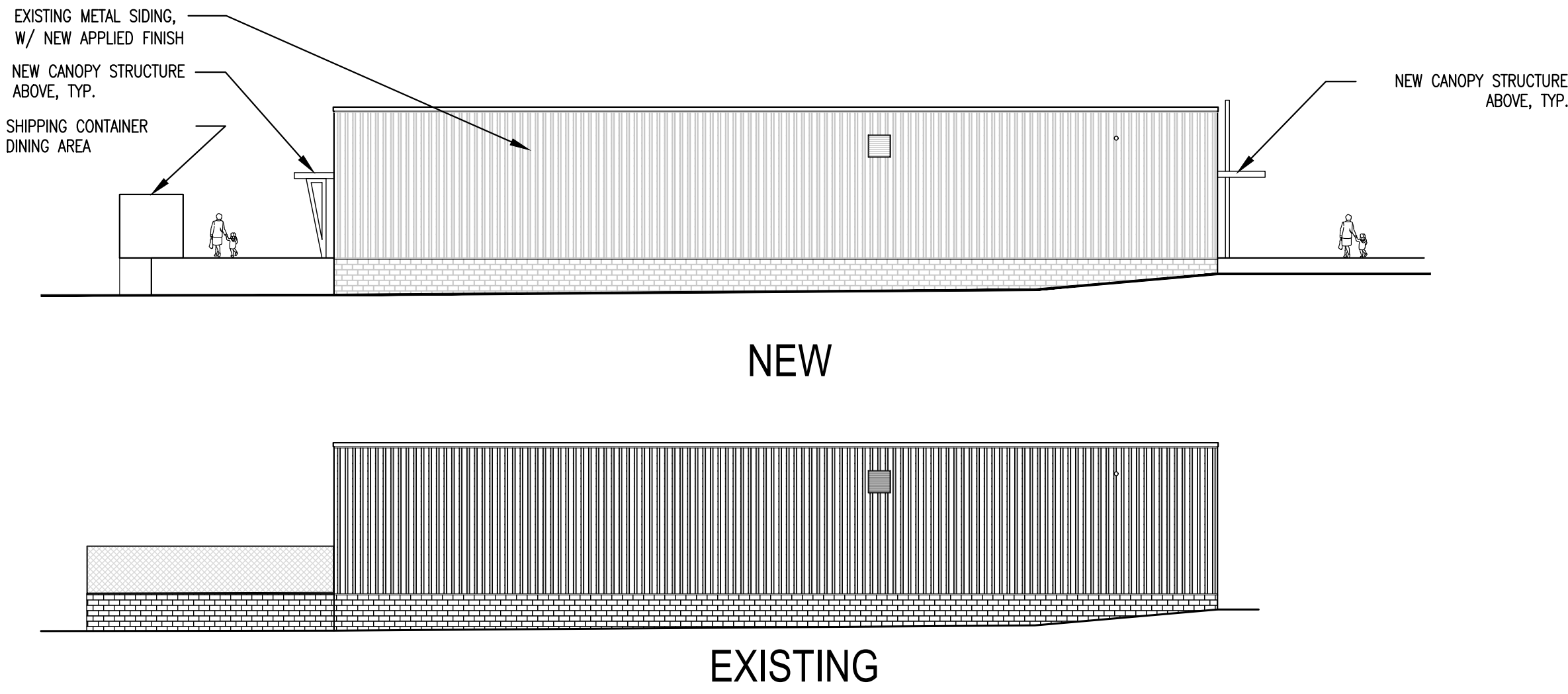
Issued for:
ADMINISTRATIVE SITE REVIEW

No.	Date	Description
1	07.30.2021	2ND ASR SUBMITTAL
2	10.14.2021	3RD ASR SUBMITTAL

Title:
**SITE PLAN
PHASE 1**

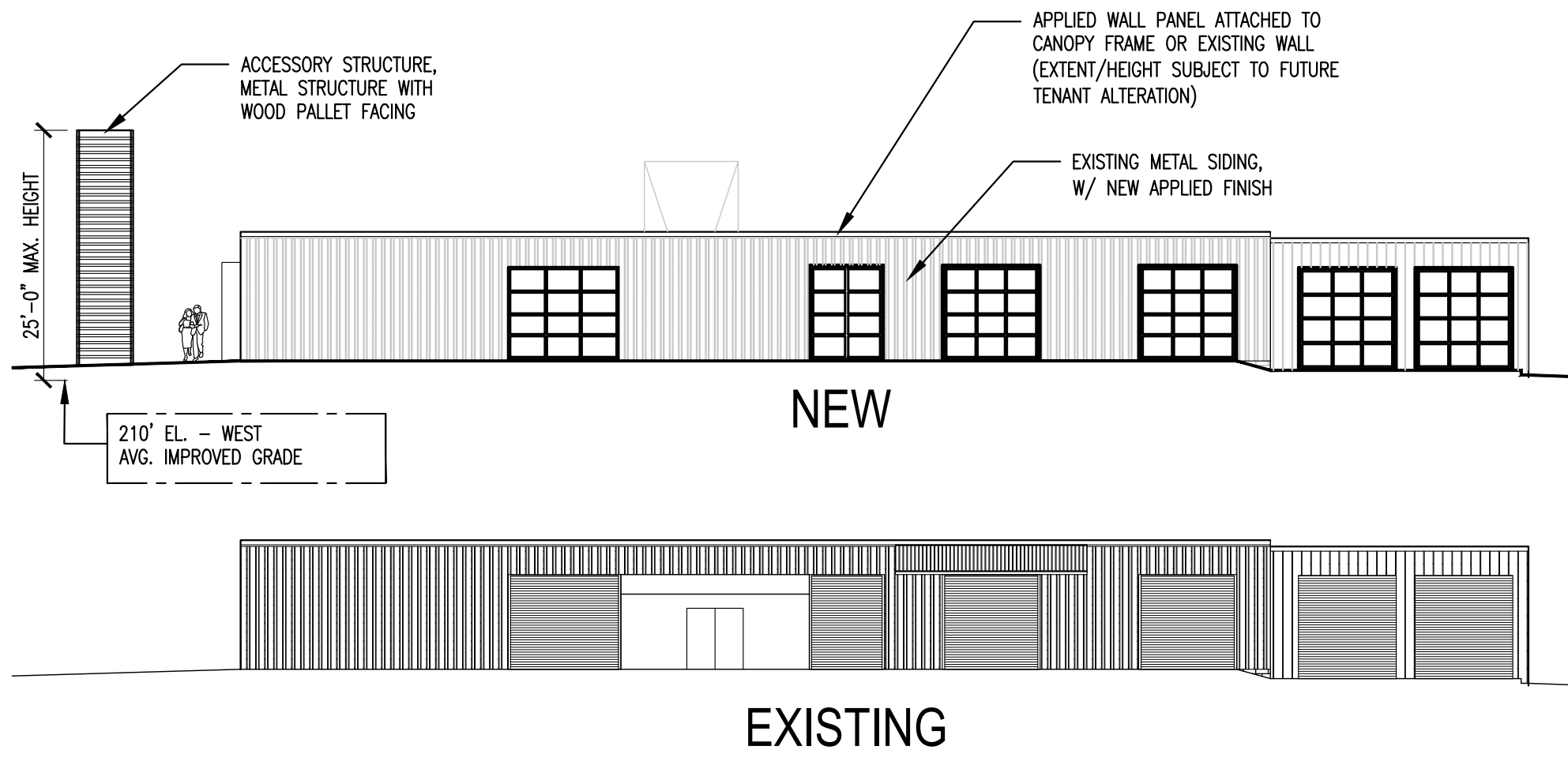
Project number: C20040 **Sheet #:**
Issued Date: 12.11.2020
Drawn by: KT, SB **L3.01**
Approved by: KT

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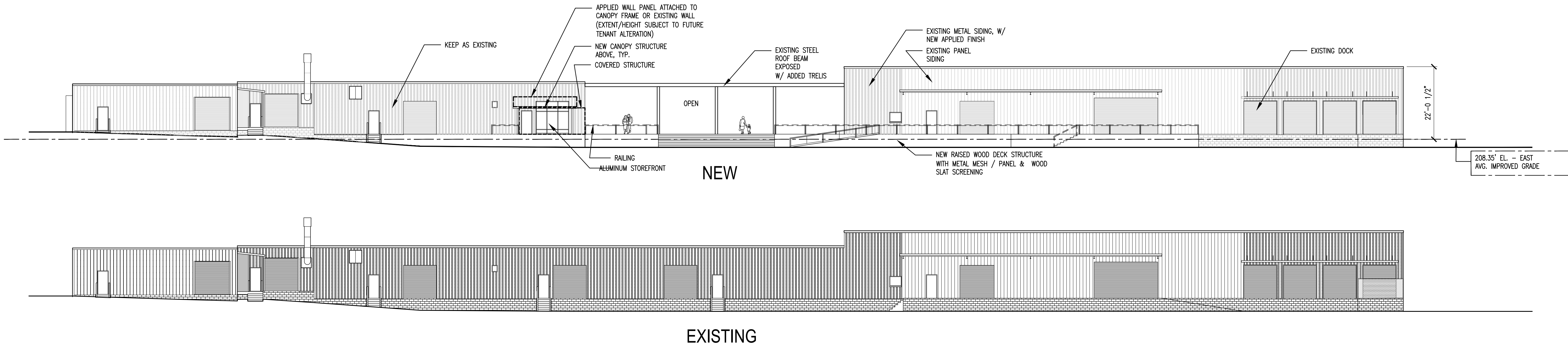
BUILDING A NORTH ELEVATION
SCALE: 1/16" = 1'-0"

4



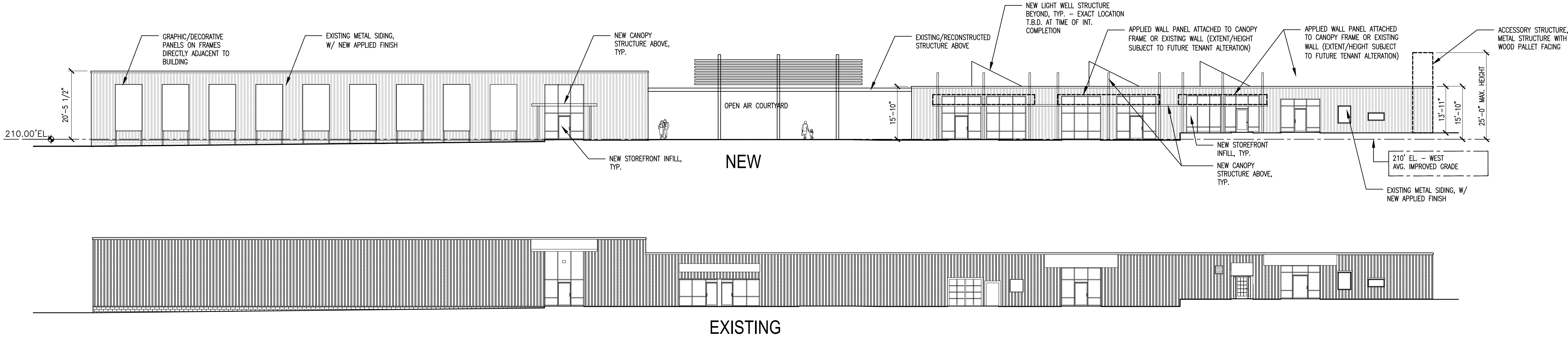
BUILDING A SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

3



BUILDING A EAST ELEVATION
SCALE: 1/16" = 1'-0"

2



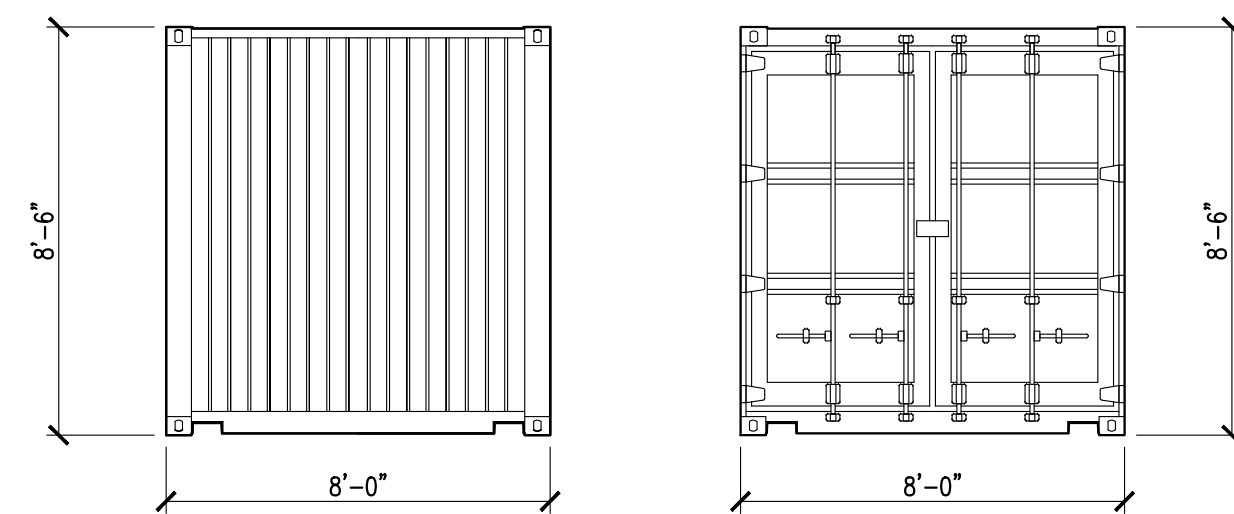
BUILDING A WEST ELEVATION
SCALE: 1/16" = 1'-0"

1

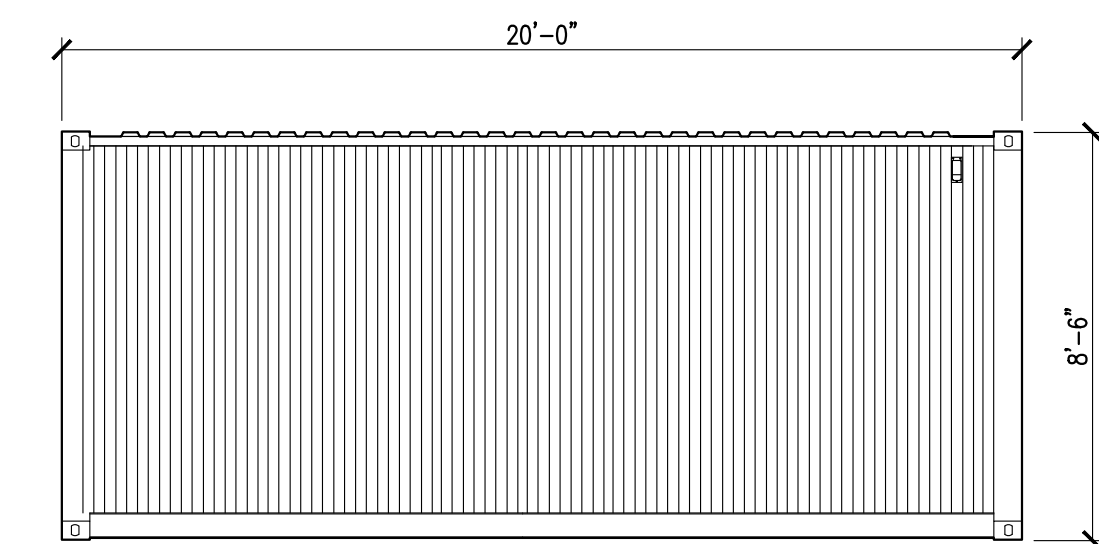
BUILDING GRADE ELEVATIONS

BUILDING	PRIMARY STREET	IMPROVED GRADE		
		LOW	HIGH	AVG
BLDG A	ATLANTIC (WEST)	208.00	212.00	210.00
	LAURELBROOK (EAST)	212.20	204.50	208.35

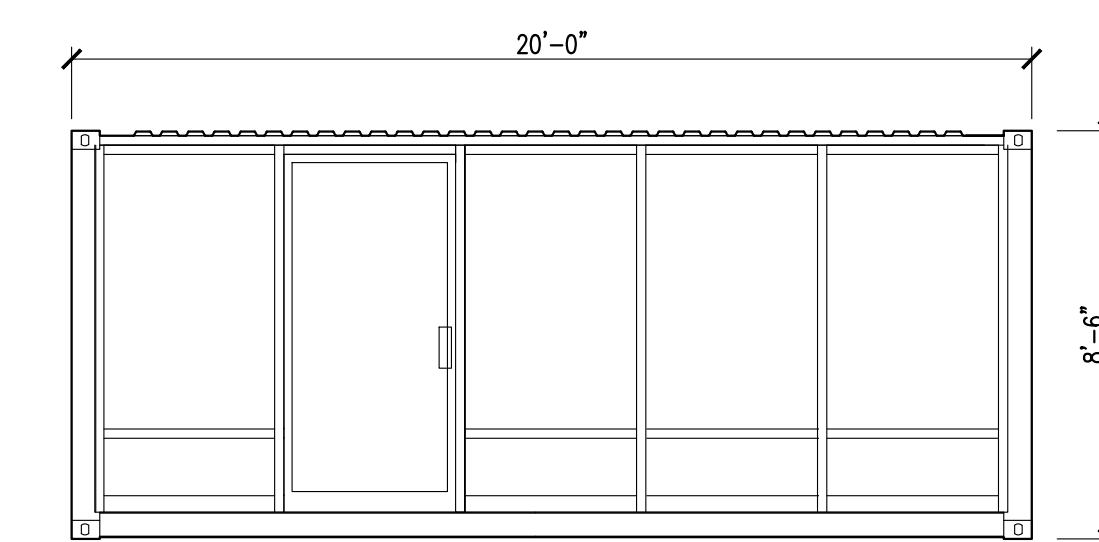
KEY PLAN



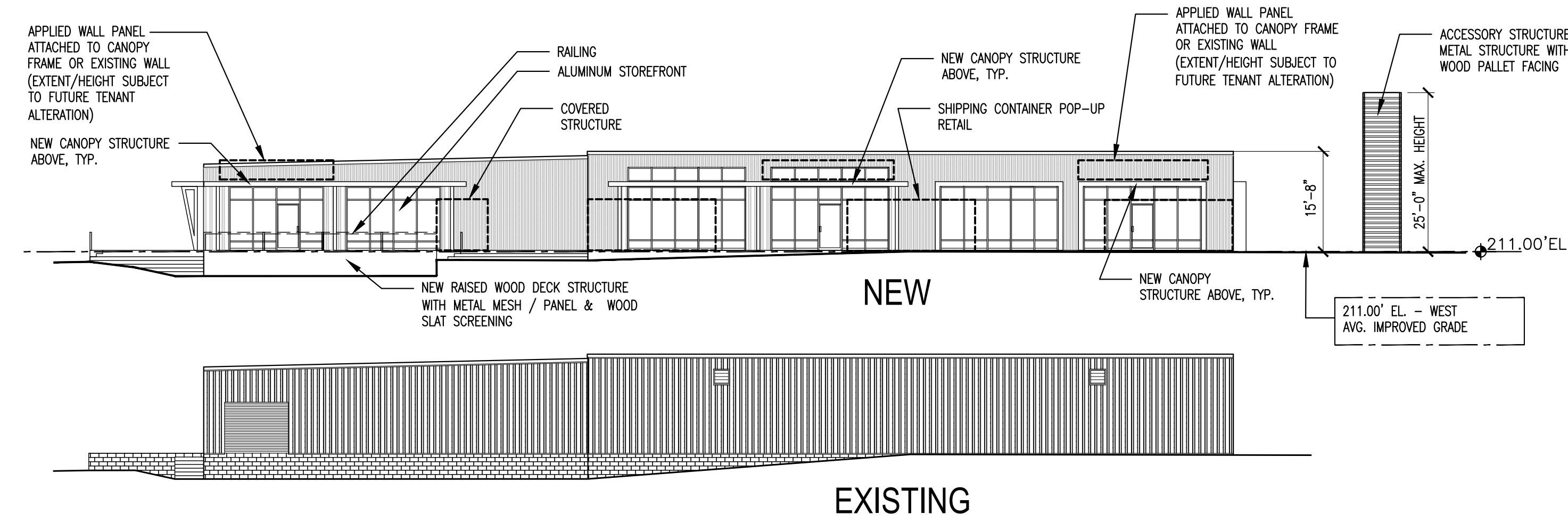
SHIPPING CONTAINER RETAIL ELEVATION - SIDE



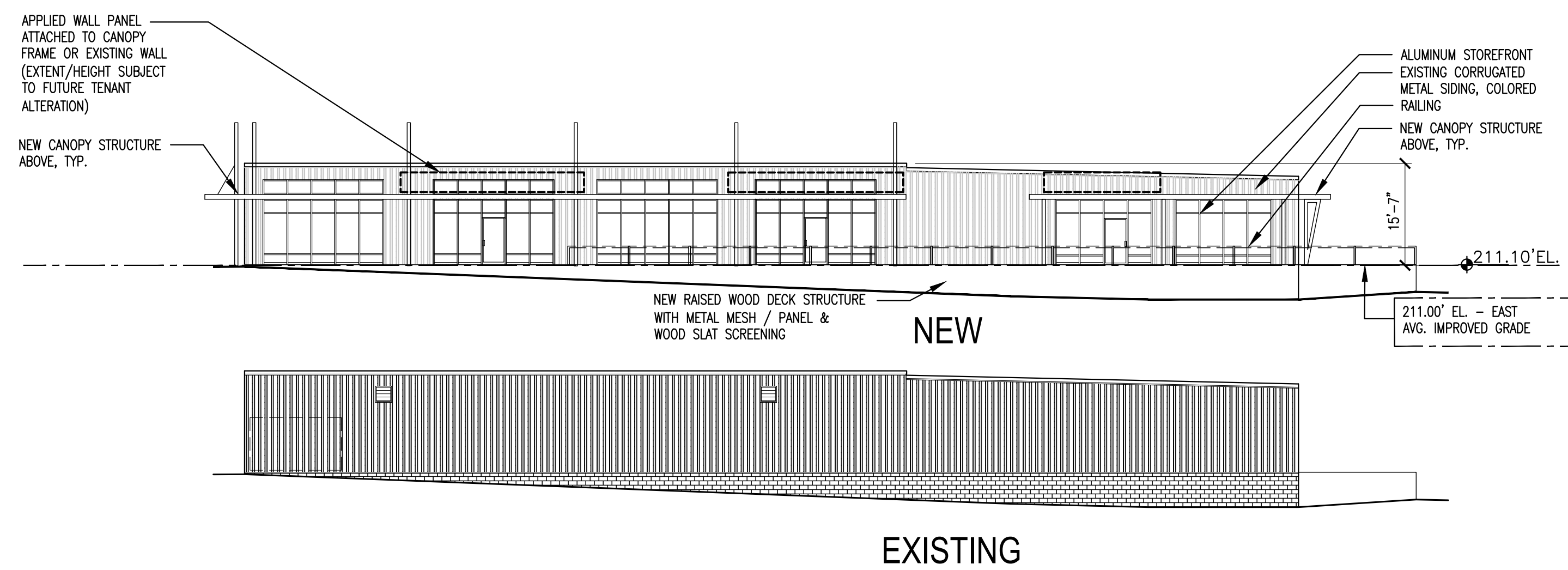
SHIPPING CONTAINER RETAIL ELEVATION - REAR



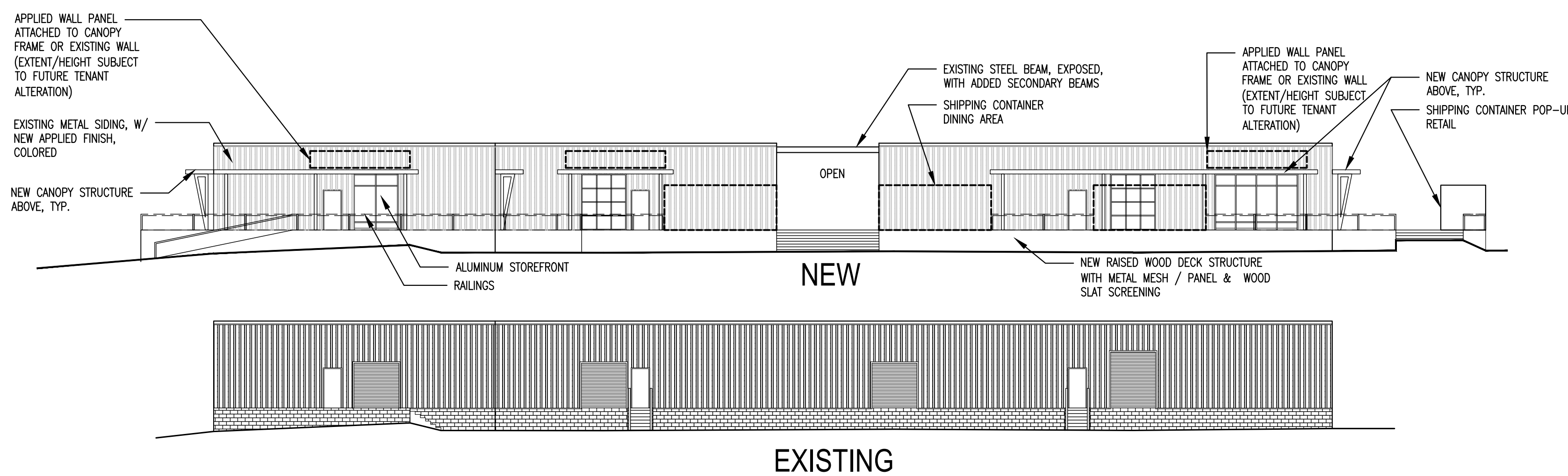
SHIPPING CONTAINER RETAIL ELEVATION - FRONT



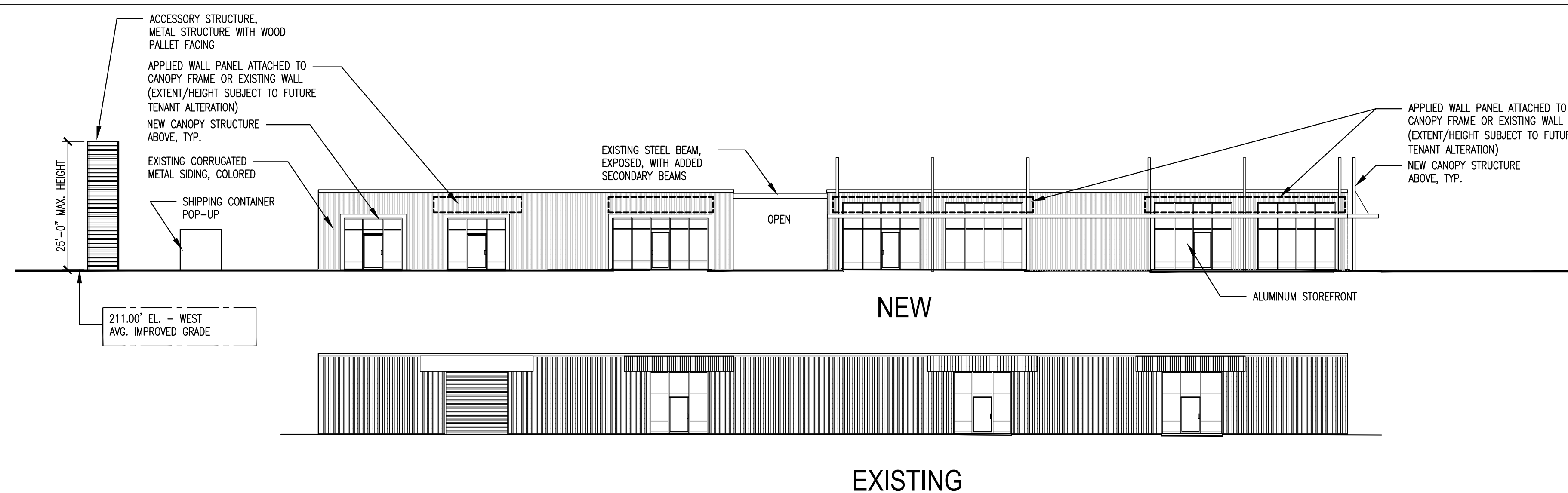
BUILDING B WEST ELEVATION
SCALE: 1/16" = 1'-0"



BUILDING B EAST ELEVATION
SCALE: 1/16" = 1'-0"



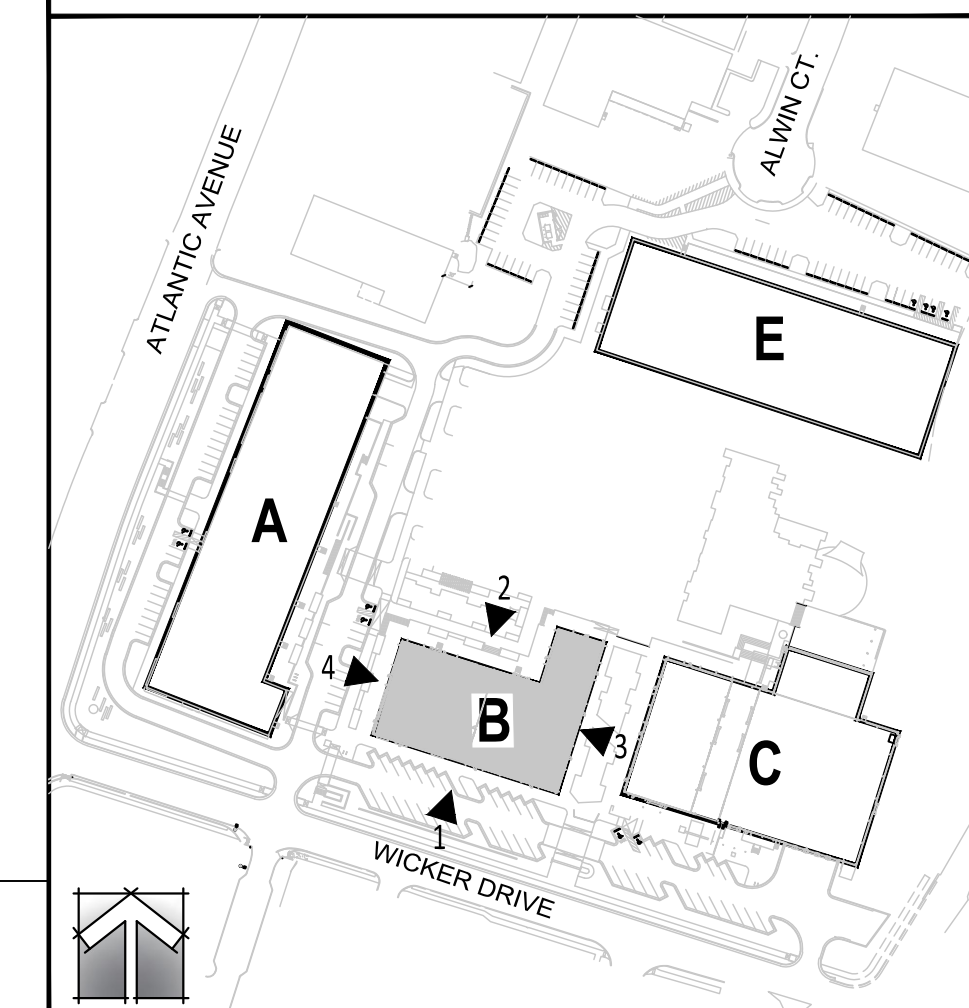
BUILDING B NORTH ELEVATION
SCALE: 1/16" = 1'-0"



BUILDING B SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

BUILDING GRADE ELEVATIONS				
		IMPROVED GRADE		
BUILDING	PRIMARY STREET	LOW	HIGH	AVG
BLDG B	ATLANTIC (WEST)	211.00	211.00	211.00
	LAURELBROOK (EAST)	211.00	211.00	211.00

KEY PLAN





ASR SUBMITTAL
NOT FOR
CONSTRUCTION

A3.01C



SCALE: 1/16" = 1'-0"

4



EXISTING

SCALE: 1/16" = 1'-0"

3



EXISTING

SCALE: 1/16" = 1'-0"

2

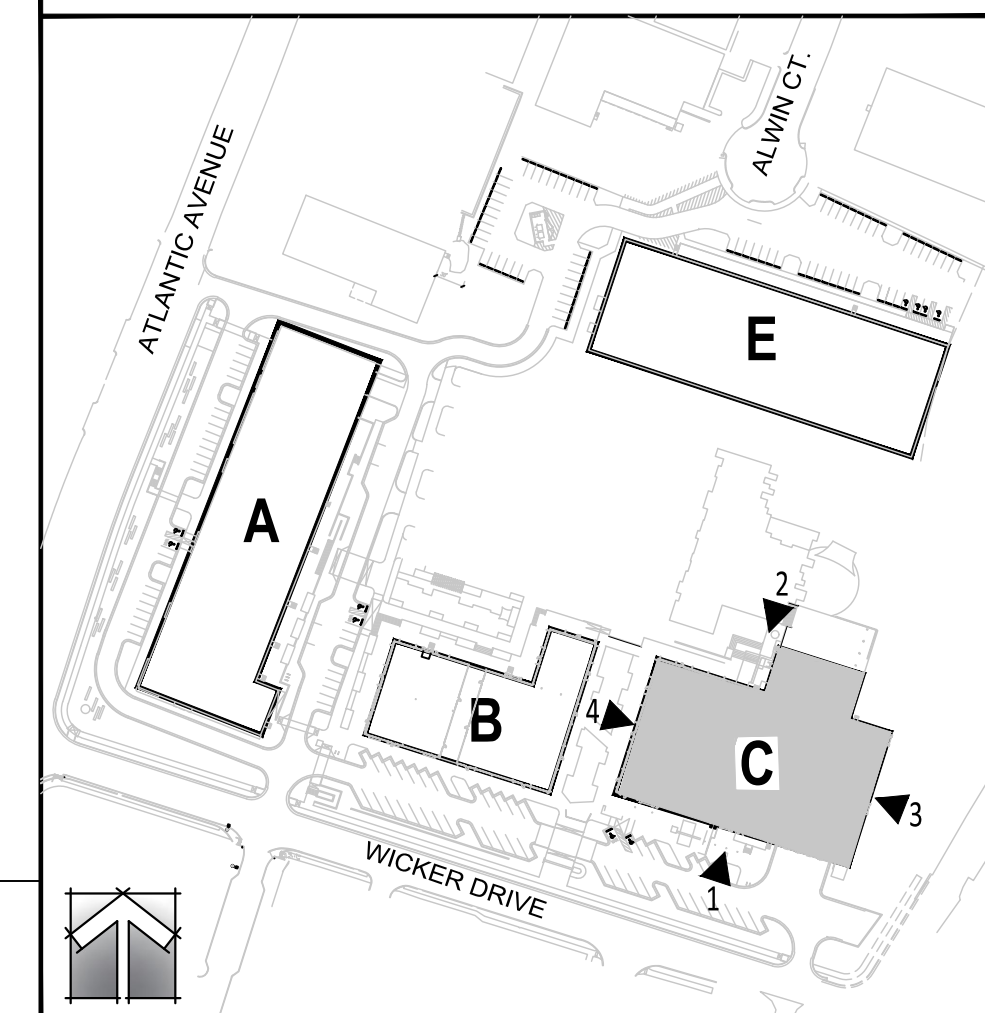


EXISTING

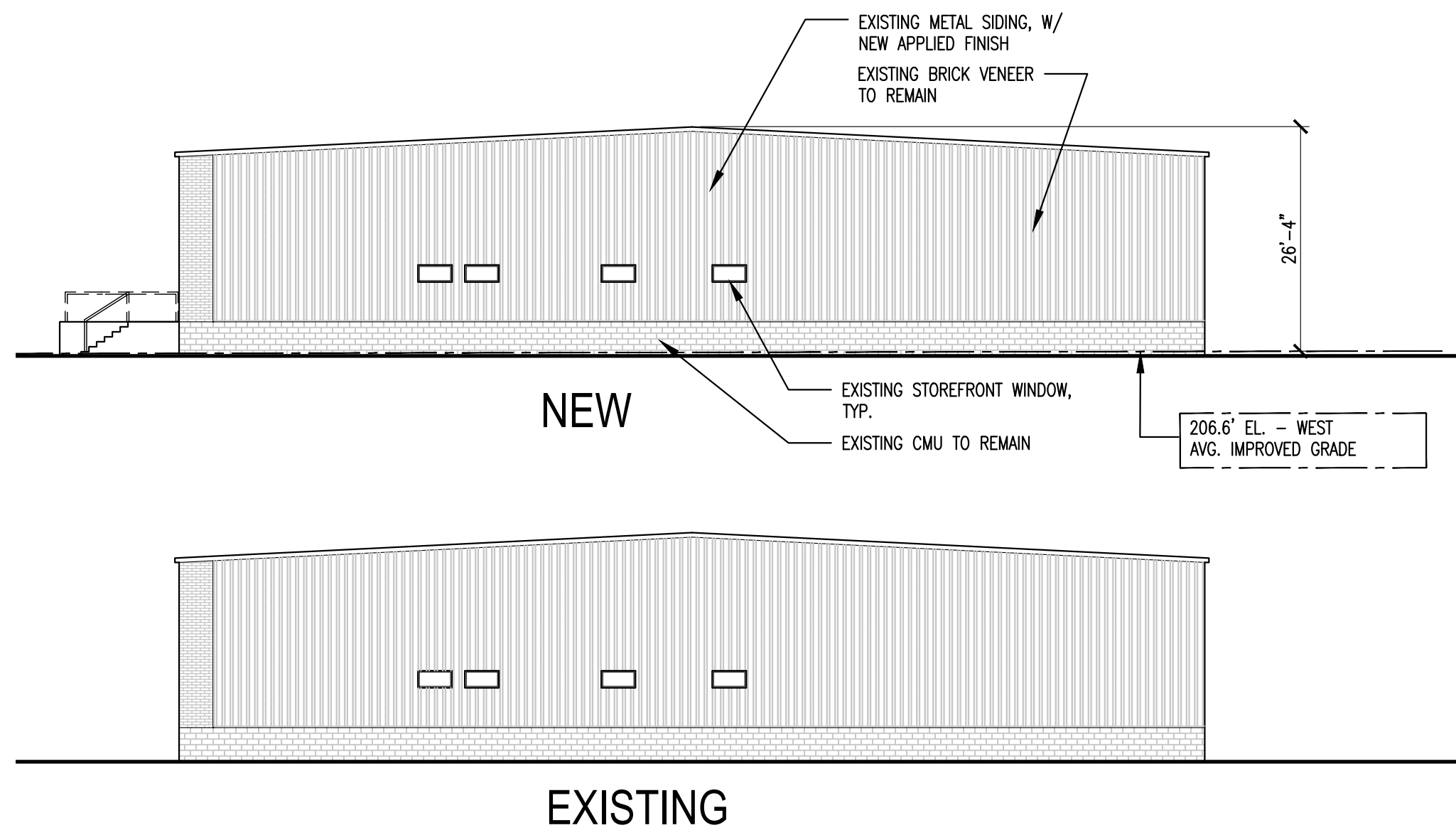
SCALE: 1/16" = 1'-0"

1

KEY PLAN

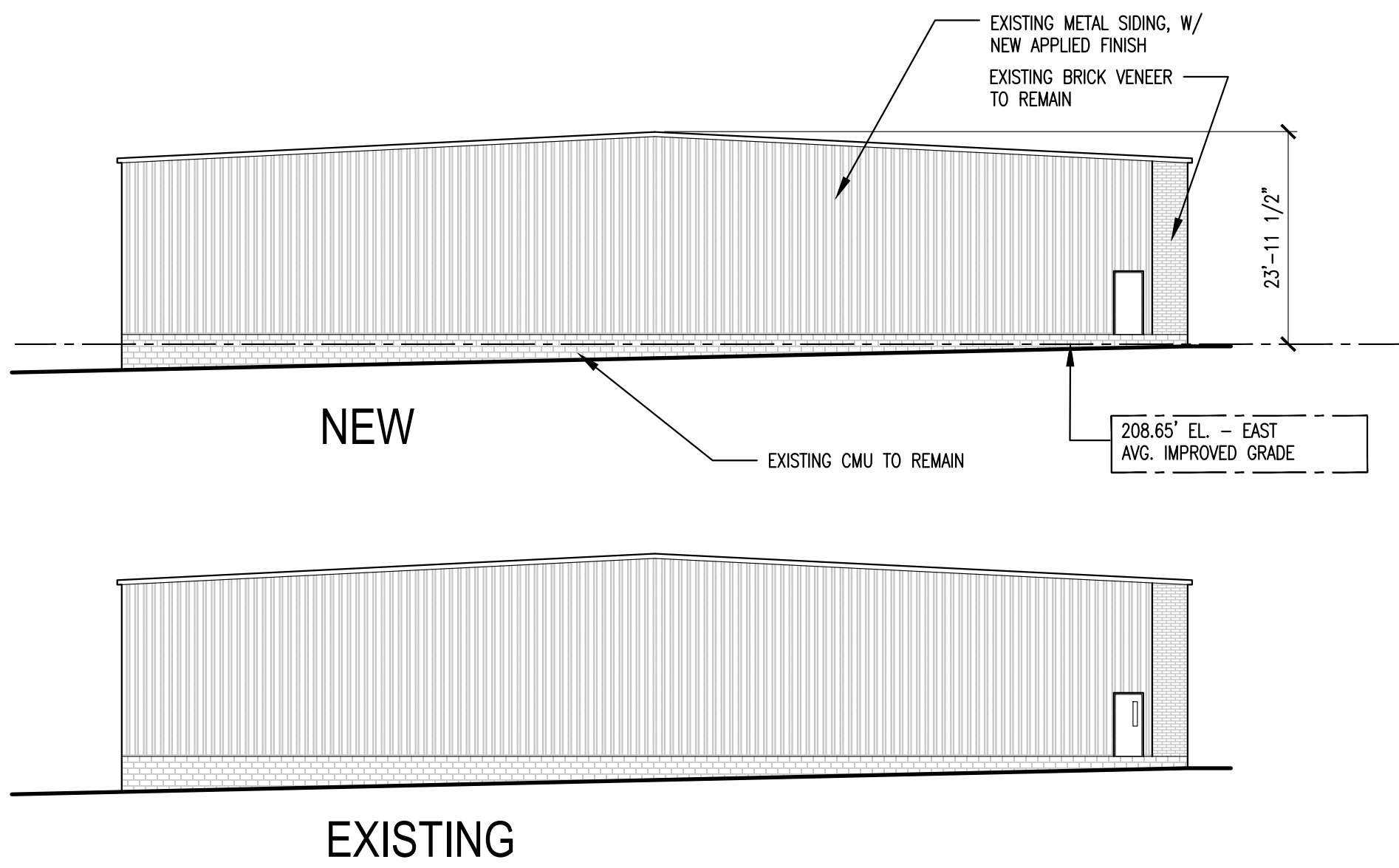


		DATE
PROJECT:	20002	Start Date
ISSUE:	ASR Submittal	12-11-2020
	2nd ASR Submittal	07-30-2021
REVISIONS:		
DRAWN BY:		
CHECKED BY:		
CONTENT:	EXTERIOR ELEVATIONS	
	BUILDING C	



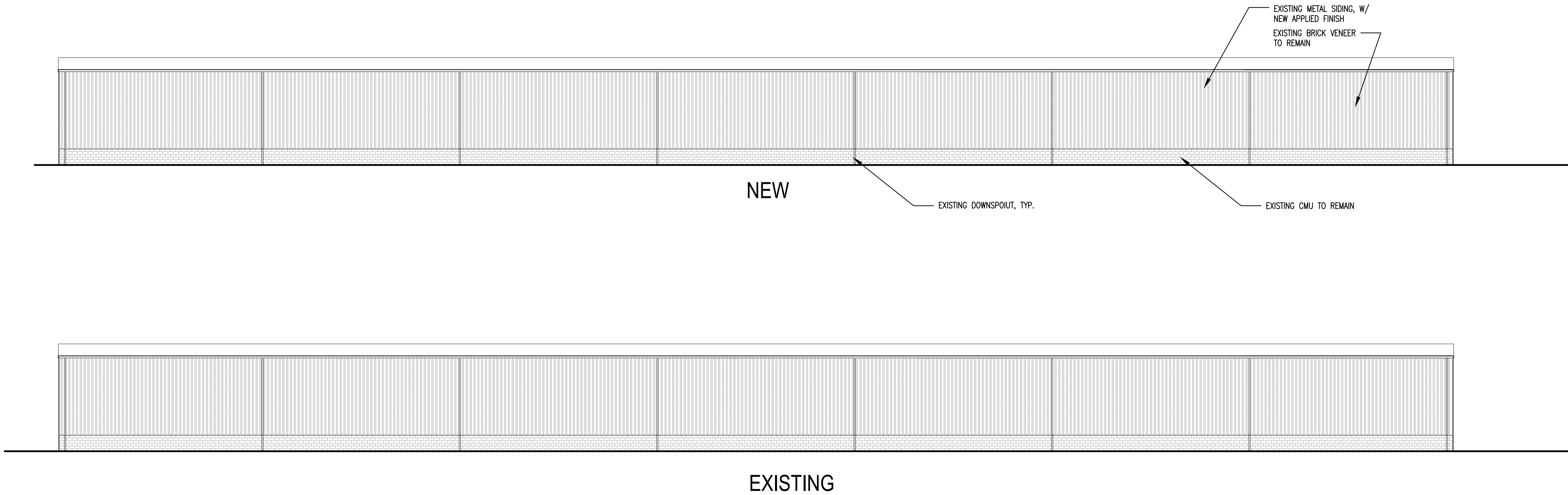
ALWIN BUILDING WEST ELEVATION
SCALE: 1/16" = 1'-0"

4



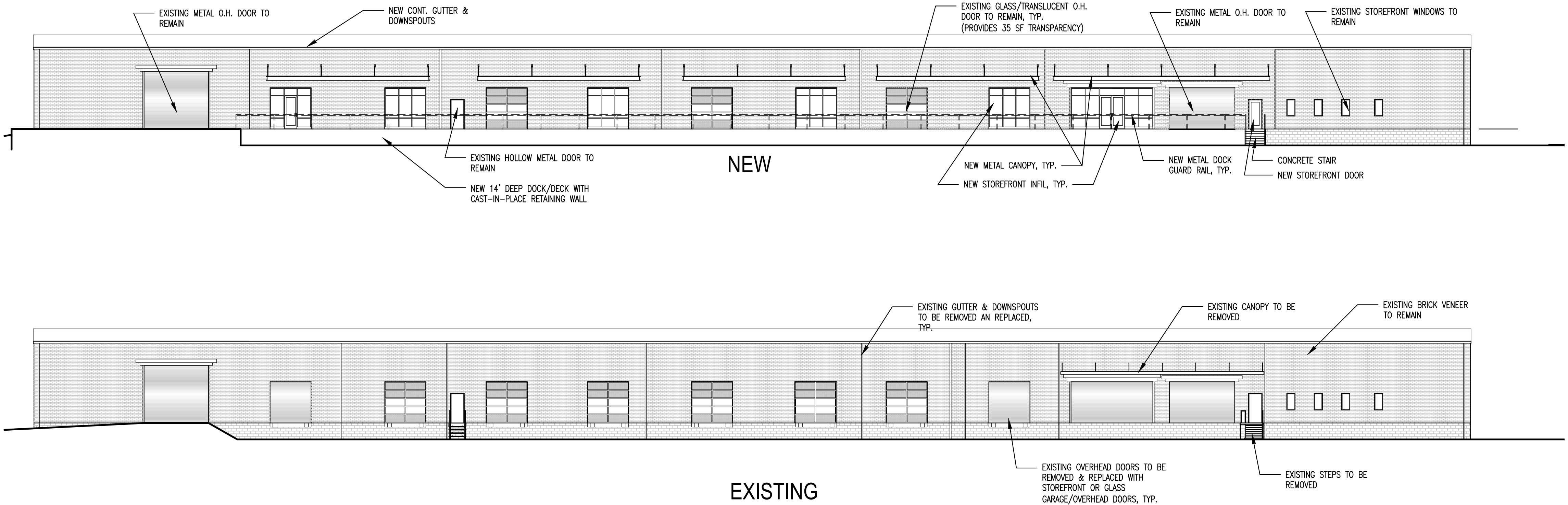
ALWIN BUILDING EAST ELEVATION
SCALE: 1/16" = 1'-0"

3



ALWIN BUILDING SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

2



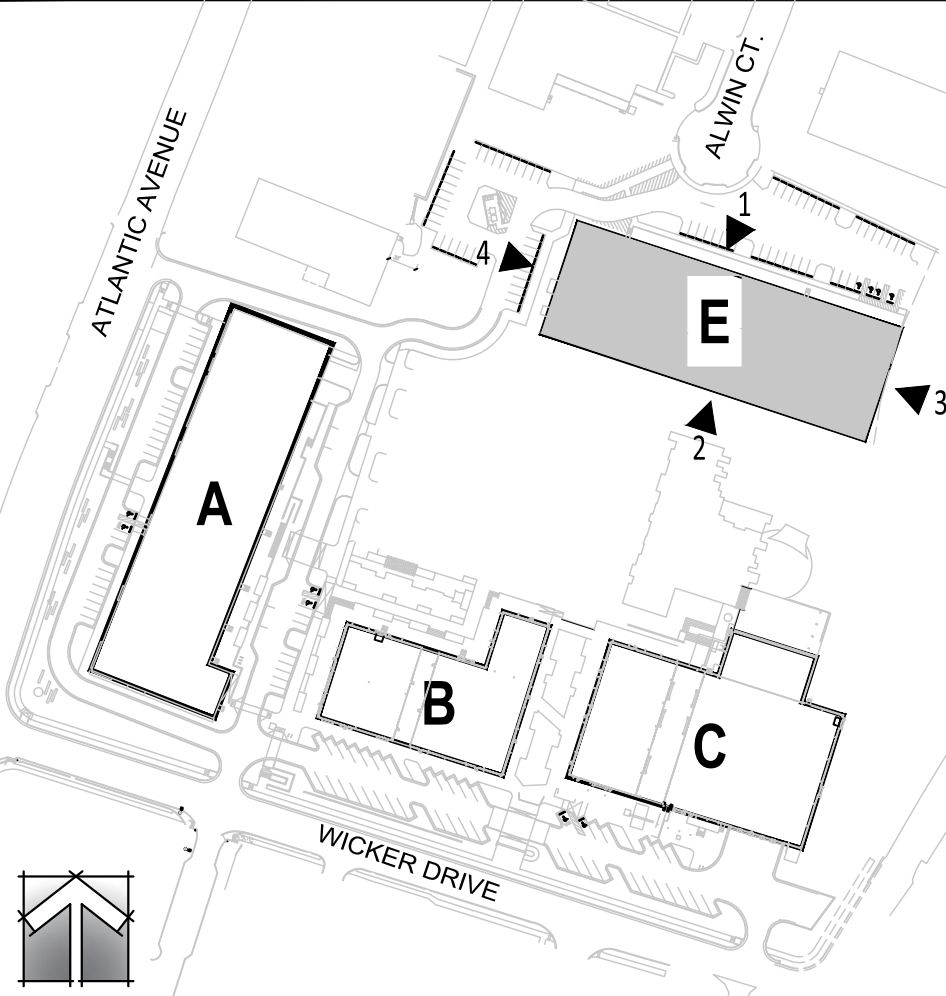
ALWIN BUILDING NORTH ELEVATION
SCALE: 1/16" = 1'-0"

1

BUILDING GRADE ELEVATIONS

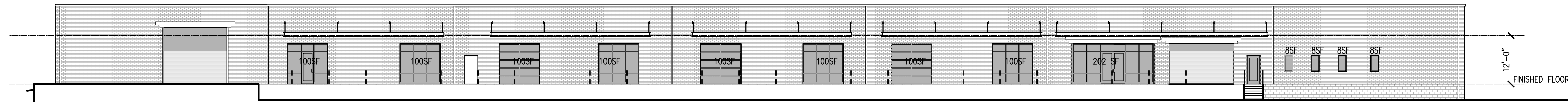
BUILDING	PRIMARY STREET	IMPROVED GRADE		
		LOW	HIGH	AVG
BLDG E	ATLANTIC (WEST)	206.20	207.00	206.60
	LAURELBROOK (EAST)	207.20	210.10	208.65

KEY PLAN



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PROJECT:	20002	DATE	
		Start Date	
ISSUE:	ASR Submittal	12-11-2020	
	2nd ASR Submittal	07-30-2021	
REVISIONS:			
DRAWN BY:			
CHECKED BY:			
CONTENT:	EXTERIOR ELEVATIONS		
	BUILDING E		



TRANSPARENCY - BUILDING E

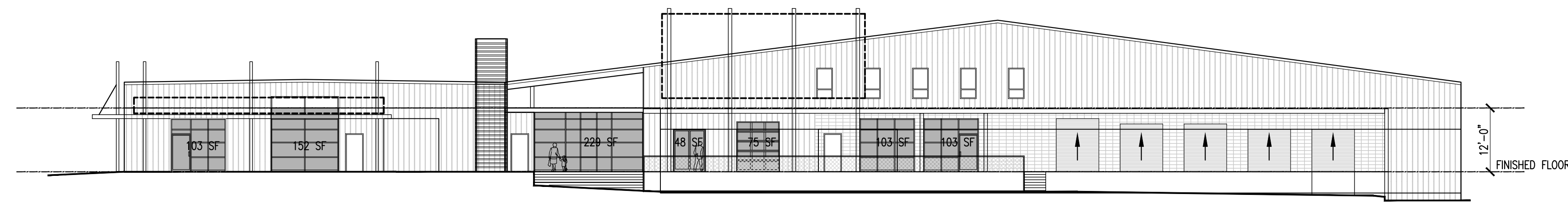
WEST ELEVATION (ATLANTIC AVE.)	
WALL AREA (UP TO 12' AFF)	= 4,149 SF
GLAZING / OPEN AREA	= 1,422 SF

TRANSPARENCY PROVIDED (2,118 / 4,864)	= 33.9%
TRANSPARENCY REQUIRED	= 20%

BUILDING E NORTH ELEVATION TRANSPARENCY

SCALE: 1/16" = 1'-0"

5



TRANSPARENCY - BUILDING C

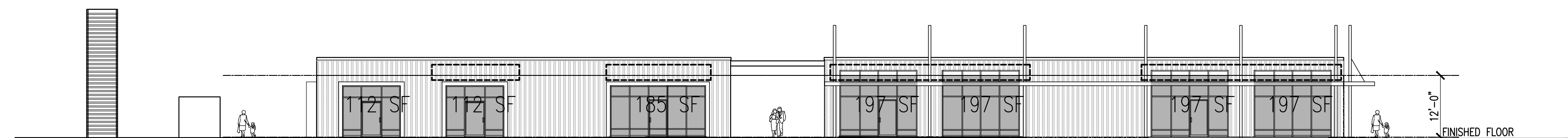
WEST ELEVATION (ATLANTIC AVE.)	
WALL AREA (UP TO 12' AFF)	= 3,012 SF
GLAZING / OPEN AREA	= 813 SF

TRANSPARENCY PROVIDED (2,118 / 4,864)	= 26.9%
TRANSPARENCY REQUIRED	= 20%

BUILDING C SOUTH ELEVATION TRANSPARENCY

SCALE: 1/16" = 1'-0"

4



TRANSPARENCY - BUILDING B

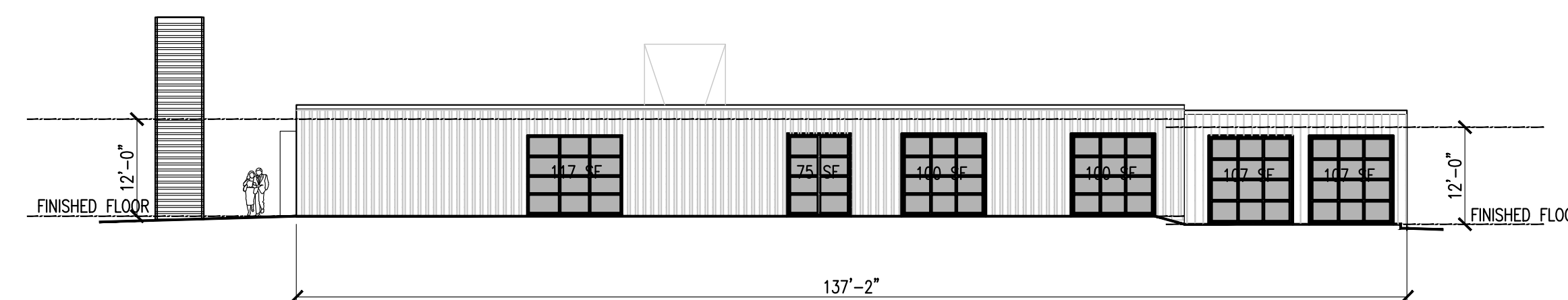
WEST ELEVATION (ATLANTIC AVE.)	
WALL AREA (UP TO 12' AFF)	= 2,444 SF
GLAZING / OPEN AREA	= 1,197 SF

TRANSPARENCY PROVIDED (2,118 / 4,864)	= 58.1%
TRANSPARENCY REQUIRED	= 20%

BUILDING B SOUTH ELEVATION TRANSPARENCY

SCALE: 1/16" = 1'-0"

3



TRANSPARENCY - BUILDING A

WEST ELEVATION (ATLANTIC AVE.)	
WALL AREA (UP TO 12' AFF)	= 4,810 SF
GLAZING / OPEN AREA	= 2,046 SF

TRANSPARENCY PROVIDED (2,046 / 4,810) = 42.5%
TRANSPARENCY REQUIRED = 20%

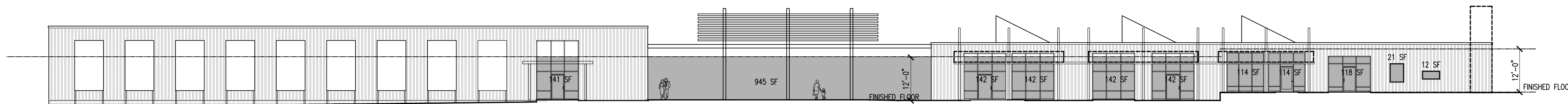
SOUTH ELEVATION (WICKER DR.)	
WALL AREA (UP TO 12' AFF)	= 1,646 SF
GLAZING / OPEN AREA	= 606 SF

TRANSPARENCY PROVIDED (606 / 1,646) =	36.8%
TRANSPARENCY REQUIRED	= 20%

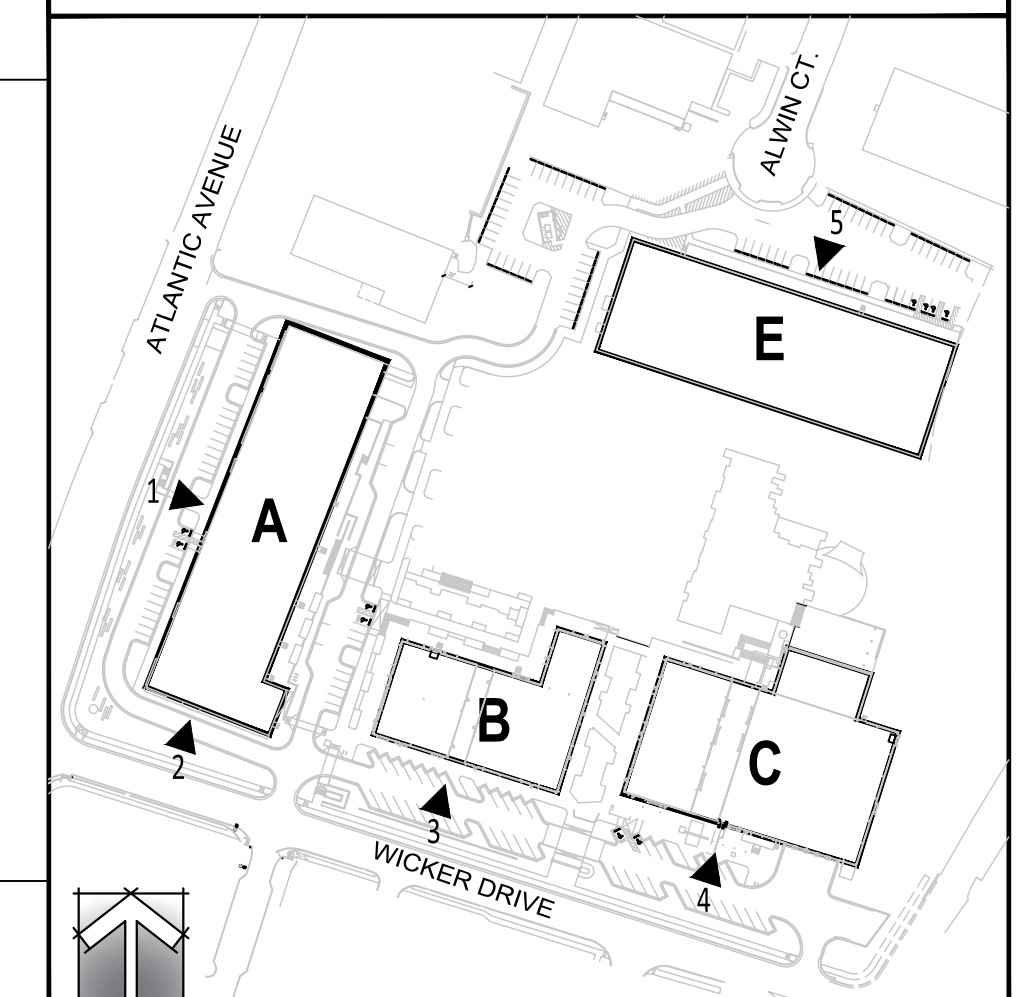
BUILDING A SOUTH ELEVATION TRANSPARENCY

SCALE: 1/16" = 1'-0"

2



KEY PLAN



BUILDING A WEST ELEVATION TRANSPARENCY

SCALE: 1/16" = 1'-0"

1