

Case File / Name: ASR-0101-2020 DSLC - Raleigh Ironworks

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

LOCATION: The 12.58 area zoned IX-3-PL at the northwest corner of the intersection of

Laurelbrook St and Wicker Drive and the northeast corner of the intersection of

Wicker Drive and Atlantic Avenue at 1249 Wicker Drive.

REQUEST: The repurposing and renovation of four existing industrial buildings (approximately

135,716 gross square feet) to be reused as a combination of industrial, retail, office, and food and beverage uses. The project will also include construction of a

parking garage and associated infrastructure.

DA-0016-2021 - The following design alternates were approved, relief from specific cross access requirements, replacement of the 7.5' bike lane standard with a 10' multi-use path, an alternative street cross section, and driveway accessing.

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 October 14, 2021 by

STEWART.

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 A2.01 E should note proposed use for each tenant space (for future permitting)
- 2. A cross access easement shall be shown from the Atlantic Avenue driveway to the property line where the cross access stub is shown on the plans. If it is shown that the multiuse path cannot be fully extended to the property line from the north side of the Atlantic Ave driveway a slope easement shall be provided with recorded plat. If it can be shown that the multiuse path cannot be constructed a fee in lieu will be required prior to recorded map approval.

Public Utilities

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

Urban Forestry

- 7. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
- 8. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

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

☑	Stormwater Maintenance Covenant Required
☑	Utility Placement Easement Required
Ø	Slope Easement Required

Ø	Cross Access Agreements Required
Ø	Transit Easement Required

☑ <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

- A cross access agreement among the proposed development (ASR-0101-2020) and 1715300479 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, then further recordings and building permit issuance will be withheld.
- 2. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.



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- 3. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
- 4. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

Public Utilities

5. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

- 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).
- The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
- 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).
- 9. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
- 10. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
- 11. 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).
- 12. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

Transportation

13. A transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.



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Urban Forestry

14. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .26 acres of secondary tree conservation area.

☑ <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. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lots as shown on the preliminary plans.

Engineering

- 2. A public infrastructure surety for (33) (28 shade trees, 10 understory trees) street trees shall be provided to the City of Raleigh Development Services Development Engineering (UDO 8.1.3).
- 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.
- 4. A fee-in-lieu for 8' of 10' wide multiuse path shall be paid to the City of Raleigh (UDO 8.1.10) or it will have been shown that the multiuse path and associated ADA ramp will be constructed with site permitting review process.

Public Utilities

5. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry

 A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 12 street trees along Atlantic Ave., 22 street trees along Wicker Dr., 4 street trees along Laurelbrook St.

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

General

1. All street lights and street signs required as part of the development approval are installed.



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

Stormwater

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

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: March 9, 2025

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

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: Date: 11/10/2021 Development Services Dir/Designee

Staff Coordinator: Michael Walters

ASSEMBLY 1249

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

VICINITY MAP

	SITE DATA
PROJECT NAME:	ASSEMBLY 1249
SITE ADDRESS:	1249 WICKER DRIVE, RALEIGH NC 27804
	2900 ATLANTIC AVENUE, RALEIGH NC 27604
	2400 ALWIN COURT, RALEIGH NC 27604
COUNTY:	WAKE
PARCEL PIN #:	1715304050, 1715301220, 1715304492
PARCEL OWNER:	1249 WICKER LLC; WHITAKER MILL SUREFIRE LLC
PARCEL AREA:	12.58 AC (9.79 AC, 2.78 AC)
TOTAL SITE GROSS ACREAGE:	12,58 AC
NET ACREAGE:	12,343 AC (0,232 AC RIGHT OF WAY DEDICATION)
CURRENT ZOMING:	IGS-PL
PROPOSED ZONING:	DG3-PL
EXISTING LAND USE:	PREFAB
PROPOSED LAND USE:	RETAIL/ OFFICE/ FOOD AND BEVERAGE
FLOOD PLAIN DATA:	3720171900JF 3720171400J
RIVER BASIN:	NEUSE
CONSTRUCTION TYPE:	ADAPTIVE REUSE
MAX BUILDING HEIGHT:	3 STORIES
PROPOSED BUILDING HEIGHT:	40"
PROPOSED BUILDING SQUARE FOOTAGE:	137,896
TREE CONSERVATION AREA:	11,219 SF (2,5% OF DISTURBED AREA)
TOTAL LIMITS OF DISTURBANCE:	10.46 AC: 455,511 SF
EXISTING IMPERVIOUS AREA:	NORTH PARCEL (2.042 AC/ 88,966 SF) SOUTH(8.639 AC/289,200 SF)
PROPOSED IMPERVIOUS AREA:	NORTH PARCEL (2.042 ACI 88,965 SF) SOUTH(7,837 ACI341,37- 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 I	
LANE AND SIDEWALK CLOSURES OR DETC CONTRACTOR OR FACILIFIES THAT I SHAPE	CURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE HIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN ALONG ATION TO REQUEST THE OSSTRUTION PRIOR TO THE START OF
2. THE CITY OF RALEIGH REQUIRES AN APPR ANY PUBLIC STREET OR SIDEWALK AND N	ROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON COOT ROAD WITHIN RALEIGHS JURISDICTION.
CONTROL, AND THE LATEST EDITION OF T	ACTICES SHALL ADHERE TO THE MANUAL ON UNFORM TRAFFIC THE NCOOT STANDARD SPECIFICATION FOR ROADWAY WARD DRAWING MANUAL, AND THE NCOOT SUPPLEMENT TO
PEOPLE WITH MOBILITY CONCERNS. EXIS CONSTRUCTION SHALL BE REQUIRED TO	SBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR STING AND ALTERNATIVE PEDESTRIAN ROUTES DURING BE COMPLIANT WITH THE PULSIC PRICES WAY HE AND STANDARDS FOR ACCESSIBLE DESIGN AND THE DEVICES (MICTO).
PEOPLE WITH MOBILITY CONCERNS, EXIS CONSTRUCTION SHALL BE REQUIRED TO ACCESSIBILITY GUIDELINES (PROWAG), T MANUAL ON UNIFORM TRAFFIC CONTROL	ITING AND ALTERNATIVE PEDESTRIAN ROUTES DURING BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY HE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE

UDO VE	HICULAR PARKING REQU	IRED	
	S.F. OR UNITS	RATIO	REQUIREC
RETAIL SALES	38,478 S.F.	38478 SF /300	120
FOOD & BEVERAGE	23,114 S.F.	23114 SF/ 190	163
VEHICLE SERVICES	6,771 S.F.	6771 SE/600	12
GENERAL OFFICE	7,507 S.F.	7907 SEM00	19
INDUSTRIAL (OFFICE)	7,907 S.F.	7507 87/600	13
INDUSTRIAL (STORAGE)	61,491 S.F.	-	21
UDO TOTAL PARKING REQUIRED	•		378
ULI TOTAL SHARED PARKING REQUIRED			316
VEH	CULAR PARKING PROVIDE	ED	
SURFACE LOT - STANDARD			350
SURFACE LOT - ADA VAN			
SURFACE LOT - ADA VEHICLE			2
ON STREET PARKING - STANDARD			0
TOTAL PARKING PROPOSED			352
	IKE PARKING REQUIRED		
		SHORT TERM	LONG TERM
OFFICE		4	4
RETAIL		2	0
RESTAURANT		4	4
INDUSTRIAL			0
TOTAL		10	8
TOTAL BIKE PARKING REQUIRED		1	
	IKE PARKING PROVIDED		
ON STREET/SITE			10
TOTAL BIKE PARKING PROVIDED			10

	SQUARE FI	OTAGE	
OFFICE	RESTAURANTS	RETAIL	NDUSTRIAL
7,020	53,611	60.190	14,035
TOTAL PROPOSED SQUARE	FOOTAGE		134,856
	PARKING RATIO (MIN	REQUIREMENTS):	
VEHICULAR SPACE • 11	ER 400 S.F. OF OFFICE SPACE		
VEHICULAR SPACE - 11	ER 900 S.F. OF RETAL SPACE		
VEHICULAR SPACE - 11	ER 150 8 F, OF RESTAURANT SPACE		
VEHICULAR SPACE - 11	PER 800 S.F. OF INDUSTRIAL OFFICE		
VEHICULAR SPACE-1F	ER 100 NIDUSTRIAL STORAGE UNITS		
BING SPACE (SHORT TO	796 - 1 PER 10,000 S.F. OFFICE, MIN 4, 6	HE SPACE; (LONG TERM) - I PER	15,000 S.F. CPPICE, MIN 4
BINE SPACE (SHORT TO	RNO - 1 PER 50,000 S.F. RESTAURANT, N	N 4, BIKE SPACE, (LONG TERM)	-1 PER 25,000 S.F., MIN 4
	UTILITIES IMPRO	VEMENTS QTY	
PRIVATE SEWER			
6" SEWER SERV	CE		731 LF
PUBLIC WATER			
			407417

SHEET#	SHEET NAME	ADMINISTRATIVE SITE REVIEW (10.30.2020)
C0.00	COVER SHEET	
C0.10	CIVIL ENGINEERING GENERAL NOTES	
C0-20	DOCUMENT APPROVAL	
F0700	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	
C6.00	UTILITIES PLAN	
C8.06	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	
09,21	STORM DRAINAGE DETAILS	

INDEX OF DRAWINGS

PROJECT PHASING:
PHASE 1 VIII.L INCLIDE PARCELS 17/15/01/200 (2000 ATLANTIC AVE.), AND 17/15/04/000 (1235 MOVER OR.), PARCEL 17/15/04/02 (2400 ALMIN CT.) WILL BE IN PHASE 2, ALL UTILITY INPROVEMENTS WILL SE PROVIDED IN PHASE 1.
NOTES

A RUNNING TOTAL OF SQUARE FOOTAGES (BY USE) WILL BE REQUIRED WITH EACH INTERIOR UPLIFT PERMIT FROM HERE ON OUT DEMONSTRATING COMPLIANCE TO THE SQUARE FOOTAGE (BY USE) LIMITS OF THIS PLAN	OTES			
		EACH INTERIOR UPLIFT PERMIT FROM HERE ON OUT DEMONSTRATING		

	INDEX OF DRAWINGS	
SHEET#	SHEET NAME	ADMINISTRATIVE SITE REVIEW (10.30.2020)
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	
A2.018	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	36866
BUILDING D	42110	42110
TOTAL	149033	135396
PERCENTAGE OF BUILDING INCREASE/DECREASE		-9.15%

DAUM162821
WHEREAS TAKE WICKER LLC AND VIOLENCE MELL SUBSTITUTE LLC PROPERTY OWNERS
REQUEST THE FOLLOWING DESIGN ALTERNATER: 1/A DESIGN ALTERNATE FOR THE RELIEF
FROM THE POLLOWING STREET CROSS SECTION REQUIREMENTS FOR ATLANTIC AVENUE. AN
AVENUE 4 - LANE, CHADED STREET, AS SET FORTH IN SECTION 4.5.6.8 OF THE UNIFIED
DEVELOPMENT ORDINANCE/UDO) AND SECTION 3,2,4,5 OF THE RALEIGH STREET DESKIN
MANUAL/RECOVETO REPLACE THE REQUIRED 7.0' BIKE LANE WITH A 10' MULTI-USE PATH: (II A 3'
DESIGN ALTERNATE TO THE REQUIRED SHAMDE I SECTION BACK-OF-CURB TO BACK-OF-CURB
OF 30 (I) A 5' DESIGN ALTERNATE TO THE REQUIRED 7.5' BIKE LANE THAT RESILTS IN A 2.5'
CURB AND GUTTER WIDTH: AND IN A 4 DESIGN ALTERNATE TO THE REQUIRED 6 SIDEWALK
RESULTING IN A 10' MULTI-USE PATH AND 21 A 117' DESIGN ALTERNATES TO UDG SECTION
5.2.5.C.2 AND RISON SECTION 9.5.2.C. WHICH REQUIRE DRIVEWAYS ACCESSING UP TO 80' WIDE
STREET RENTS OF WAY BE SPACED AT LEAST 200 APART CENTERLINE TO CENTERLINE. IN
ORDER TO CONSTRUCT A DRIVEWAY BY APART CENTERLINE TO CENTERLINE FROM A
DRIVEWAY LOCATED ON THE ADJACENT PARCEL WITH PIN 17 15-30-0479: IN ORDER TO DEVELOP
A 13YOR OF MIDED USE DEVELOPMENT ON A 12 YEAR OF SITE ZONED IX 3 AND IX 3 PL LOCATED.
AT 1357 TO SP WALLD DOE DEVELOPMENT ON A 12-30-MARKE DITE 20/MED 10-3 MIND 10-3PC LOCATED



JDAVIS> 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

SITE DATA

Proposed use (UDO 6.1.4): Mixed Use

ARCHITECTURE

JDAVIS>

TOBIAS HINKLE
SENIOR PROJECT MANAGER
919:835:1500 [T]
919:835:1510 [F]
TOBIASH@JDAVISARCHITECTS.COM

Applicant Name: Natalie Carmen

Page 1 of 2

Current Property Owner/Developer Contact Name: Anthony Smithson
NOTE: please attach purchase agreement when submitting this form.
Company: 1249 Wicker, LLC Title: Develop company: 1249 Wicker, LLC Title: Development Manage Address: 3700 Glernwood Ave, Suite 430, Raleigh, NC 27612

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

Project includes renovation of the existing four inclustrial buildings to be reused as a combination of industrial, retail, and food and beverage. The project will also involve construction of a parking garage cantral to lot 1 of the southern properties off Wicker Drive.

| Districts | Discription Surface| | Districts | Districts | Discription Surface| | Districts | Distri

Total # of dwelling units: r/a RESIDENTIAL DEVELOPMENTS
Total # of dwelling units: r/a Total # of hotel units: r/a

Address: 223 S West Street, Ste 1100

BUILDING DATA por area (not to be demolished Existing gross floor area to be demolished: 14,277 SF Total of gross (to remain and new): 135 716 osed # of buildings: 4

Date: 12/14/2020

LANDSCAPE ARCHITECTURE

JDAVIS ARCHITECTS
510 S, WILMINGTON ST
RALEIGH, NC 27601
CONTACT: KENNETH D. THOMPSON
SENIOR ASSOCIATE
919,835,1500 (T)
919,835,1510 (F)
KENT@JJDAVISARCHITECTS.COM



ASSEMBLY 1249

ADMINISTRATIVE SITE REVIEW

07,30,2021 2ND ASR SUBMITTAL 10,07,2021 3RD ASR SUBMITTAL =

COVER SHEET

Drawn by: HMH CO.00
Approved by: NBC

CIVIL ENGINEERING - GEOMATICS

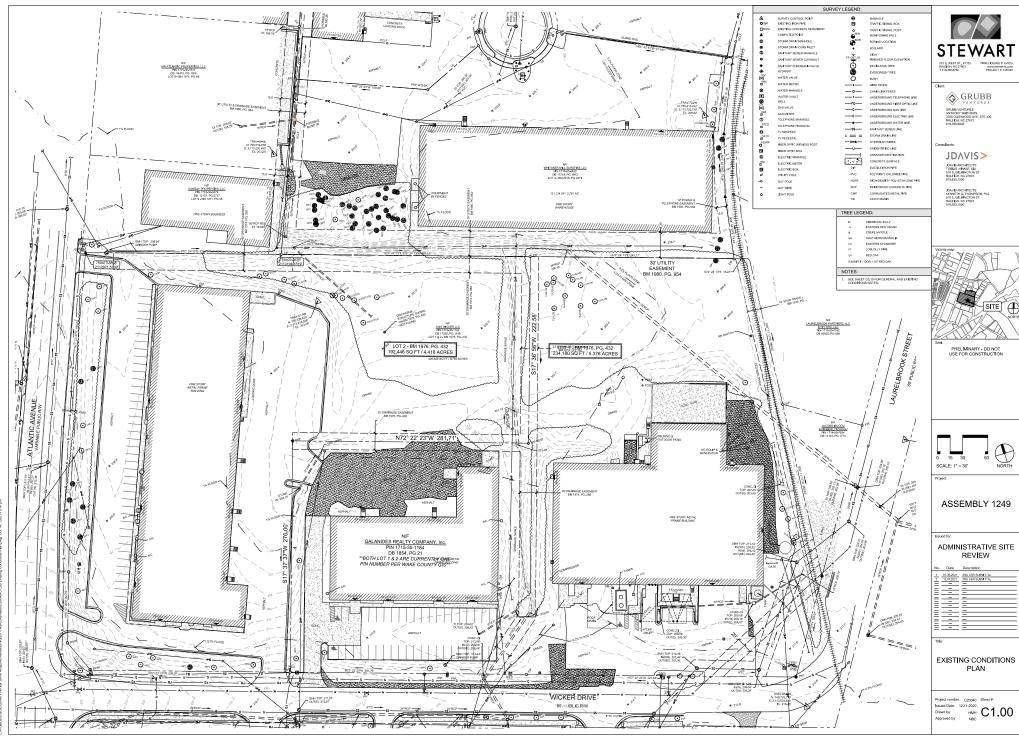


GRUBB

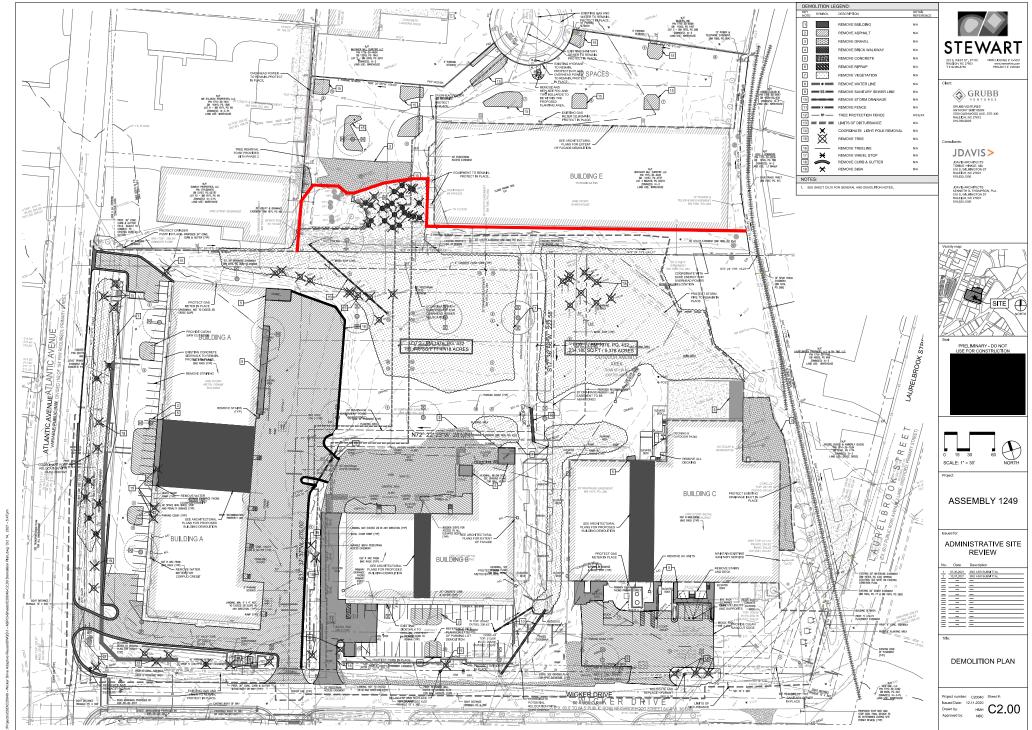
CLIENT

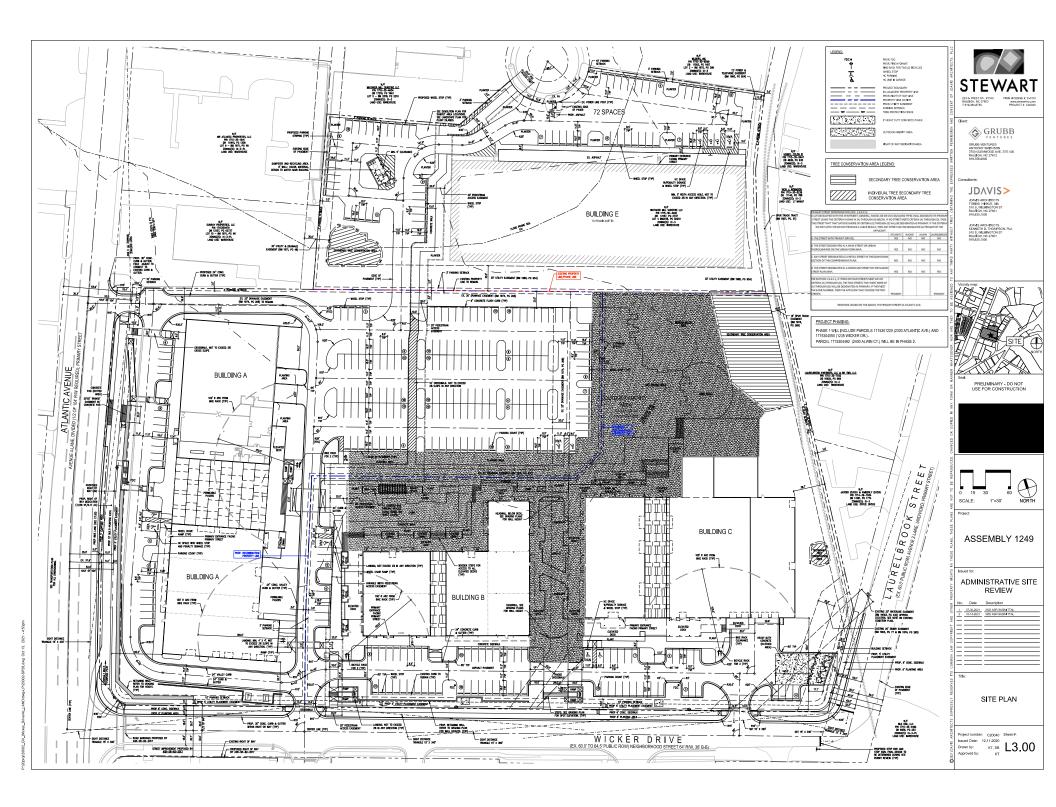
6. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

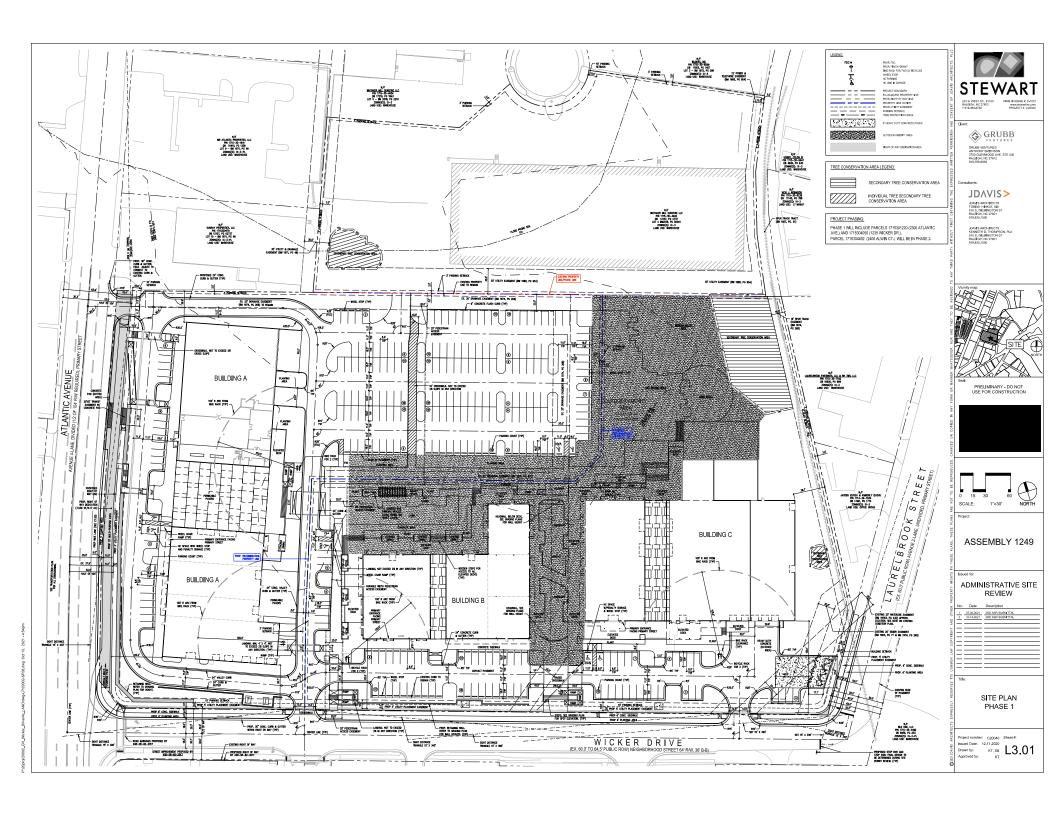
GRUBB VENTURES 3700 GLENWOOD AVE, STE 430 RALEIGH, NC 27612 CONTACT: ANTHONY SMITHSON 919:786.9905 (T)

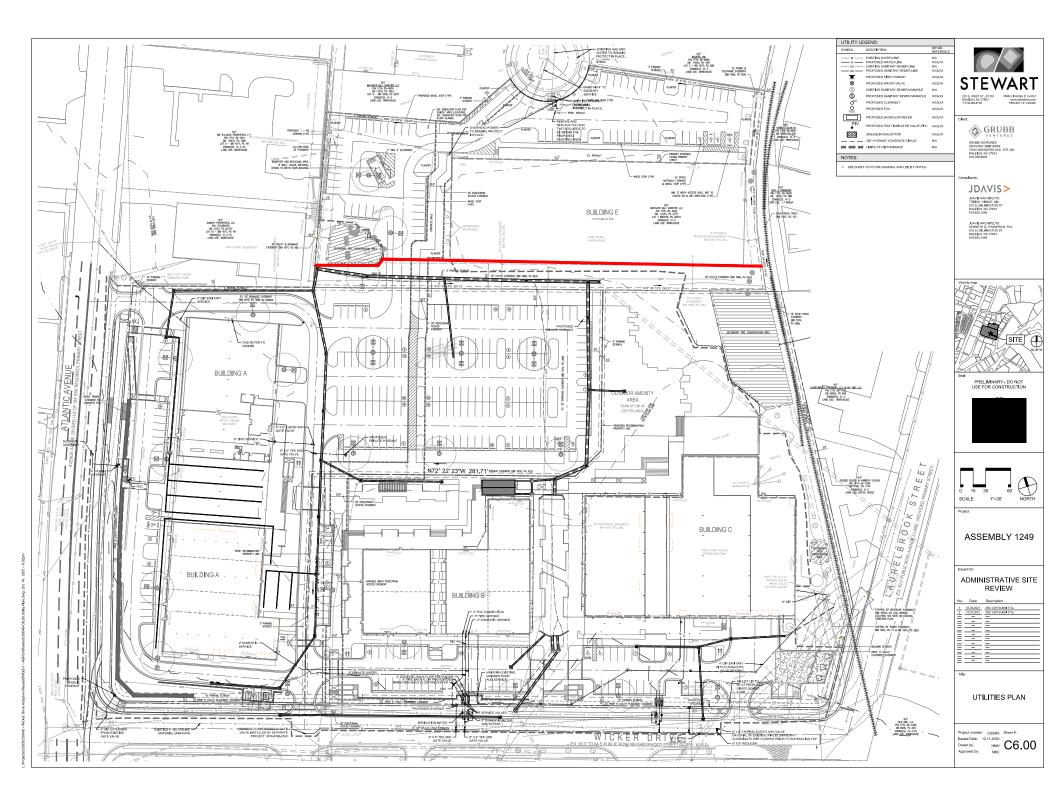


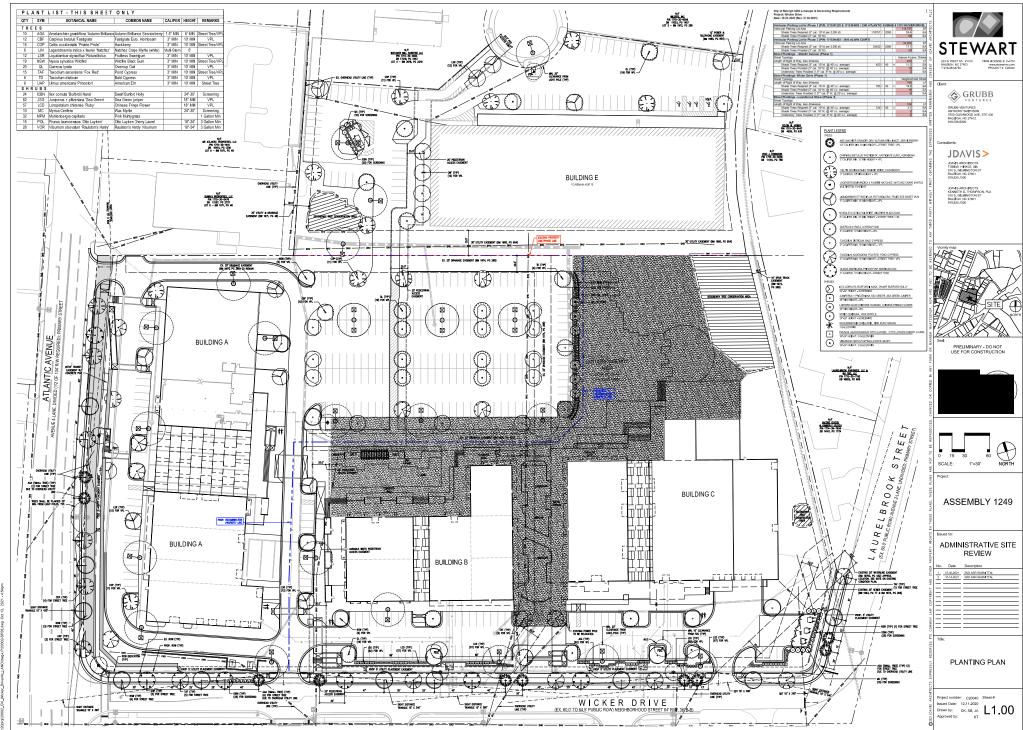
SITE











A3.01A

