Administrative Approval Action
Case File / Name: ASR-SR-82-2017

LOCATION:  This site consists of four parcels on the east side of Atlantic Avenue at its intersection with East Whitaker Mill Road.

REQUEST:  Recombination and redevelopment of 14.75 acres zoned CX-7-PL to include the following: A 466,321 square foot mixed-use building with 220 dwelling units, restaurant/bar space, indoor recreation, and associated parking structure. Also included is the partial demolition and redevelopment of and existing structure for 132,670 square feet of retail sales, restaurant/bar space, and office uses.

One Administrative Alternate has been approved by the Planning Director for this project (AAD-2-18) for an alternative location and screening of Service Areas (7.2.5 C).

Three Board of Adjustment Variances have been granted for this case. A-151-19 for relief from the driveway spacing requirements of Section 8.3.5.C, BOA-0025-2019 for relief from the centerline radius requirements of the Raleigh Street Design Manual, and A-0068-2019 for relief from the Block Perimeter standards of Article 8.3.

A reduction in the number of required parking spaces through the use of shared parking analysis has been approved for this project (7.1.5), requiring a total of 623 parking spaces.

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 by Grubb Ventures.

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:

- Site Permitting Review - 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:

Stormwater

1. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

ASR-SR-82-2017
2. 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.

- **RECORDED MAP(S)** - 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:_

**General**

1. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

- **BUILDING PERMITS** - 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 the issuance of building permits

2. A shared parking agreement must be recorded between proposed lots 1 and 2 of this development and a copy returned to the City.

3. A variable width public access easement over the proposed pedestrian passage shall be approved by City staff, 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 plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

**Engineering**
4. A fee-in-lieu for demolition of the retaining wall east of Iron Works Drive shall be paid to the City of Raleigh (UDO 8.1.10).

5. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

6. A fee-in-lieu for 8-ft wide sidewalk for the east side of Iron Works Drive shall be paid to the City of Raleigh (UDO 8.1.10).

7. An encroachment agreement for the retaining wall within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.

8. 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 this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

9. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, 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 plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

10. A cross access agreement 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, further recordings and building permit issuance will be withheld.

11. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.

Urban Forestry

12. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 8 (shade) street trees along Whitaker Mill Ext.; 47 (understory) street trees along Atlantic Ave.; 5 (shade) street trees along Wicker Dr.; and 14 (shade) street trees along Iron Works Dr.

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

1. 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: January 21, 2023
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: 01/22/2020
Development Services Dir/Designee
Staff Coordinator: Michael Walters
1. INTERRUPTIONS WITH OWNER'S REPRESENTATIVE AT LEAST 72 HOURS PRIOR

2. RELocATED SHALL BE REPLACED WITH A NEW FIRE HYDRANT MEETING THE

3. RIGHT OF WAY PRIOR TO RECEIPT AND COMPLIANCE WITH ALL APPLICABLE

4. NCDOT PERMITS. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE

5. STRUCTURES.

6. THE CONTRACTOR SHALL NOT RE-USE ANY FIRE HYDRANT REMOVED AS PART

7. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK INSIDE THE PUBLIC

8. TRANSITION BETWEEN DISCIPLINES.

9. THE CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS ON SITE

10. AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH

11. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF

12. ALL WORK INSIDE THE PUBLIC RIGHTS OF WAY.

13. AS-BUILT DRAWINGS (IN BOTH PAPER AND ELECTRONIC FORMAT (CAD / PDF)

14. AVAILABLE, WHERE ELEVATIONS ARE NOT GIVEN AT POINTS OF EXISTING

15. ASSUMPTIONS. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION,

16. THEIR RIMS RAISED SIX INCHES ABOVE THE SURROUNDING GRADE. MANHOLES SUBJECT TO

17. TO REMOVE DEBRIS AND PLUG PRIOR TO OCCUPANCY.

18. SEWER LINES UNDER CONSTRUCTION SHALL BE PROTECTED FROM DIRT, DEBRIS OR OTHER

19. SEWER LINES LESS THAN 3 FEET OF COVER SHALL BE CLASS 50 DUCTILE IRON PIPE. SEWER

20. TO REMOVE DEBRIS AND PLUG PRIOR TO OCCUPANCY.

21. Paint Valve Covers, Fire Hydrants and other Water Apparatus to meet

22. SHALL MEET THE REQUIREMENTS OF AWWA C-900; CLASS 200.

23. PRESSURE:

24. AND 200 PSI FOR FIRE PROTECTION.

25. WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER; OR

26. LOCATED AT ONE SIDE OF A BENCH OF UNDISTURBED EARTH, AND WITH THE ELEVATION OF

27. THE WATER MAIN AT LEAST 18 INCHES ABOVE THE BOTTOM OF THE SEWER MANHOLE. IN THE EVENT THE

28. Manholes located in pavement, concrete or other traffic areas shall be set at

29. Grade. Manholes located in other areas (I.E. grass or wooded areas) shall have

30. MINIMUM REQUIRED SLOPES FOR SEWER SERVICES:

31. 4" SEWER SERVICE - 2.00% SLOPE

32. 8" SEWER SERVICE - 0.50% SLOPE

33. PROPOSED FIRE HYDRANT

34. PROPOSED SANITARY SEWER LINE

35. GREASE INTERCEPTOR

36. SCREEN
**MANUAL.**

**STREET TREE SPACING CHART**

1 tree provided at the terminus of every parking bay.

1 tree provided every 10 spaces, min.

- **Iron Works Drive (Both Sides)**
  - Surface Parking Req.
- **Wicker Drive**: Whitaker Mill Extension

**NOTE:**

- *OVERHEAD POWER LINES*
  - 30.0’

- **5+23**
  - 6+23
  - S

- **6+00**
  - S

- **30.0’**
  - (1) ULAP
  - (1) NYSY
  - PIPE INVERT: ~ 215.5

- **6.0’**
  - SURFACE: ~ 223

**PLANTING AREA (TYP.)**

- INADEQUATE FOR TREE PLANTING

- **Frontage**: 900’
  - 30.0’
  - SS

- **3+50**
  - (1) NYSY
  - 6.0’

- **3+00**
  - (1) ULAP
  - (1) NYSY
  - (1) TAAF
  - (1) LITU

- **25.0’**
  - 40.0’
  - (1) LITU

- **15.0’**
  - 30.0’
  - 20.0’

- **7’ / 20’ utility offsets**
  - 50’ Spaces

- **SURFACE: ~ 223**
  - SS
  - 30.0’

- **PLANTING AREA (TYP.)**

- **EXISTING TCA EASEMENT**

- **CANOPY TREES**

- **SCALE:**

- **LANDSCAPING NOTES:**
  - LANDSCAPING NOT TO INFRINGE ON THE EXISTING INFRASTRUCTURE, SUCH AS UTILITIES.

- **PROTECTION OF EXISTING STRUCTURE:**
  - THE OWNER IS RESPONSIBLE FOR THE PROTECTION OF EXISTING STRUCTURES.

- **MIX OF SINGLE AND MULTI-STEM TREES.**

- **USE STANDARD “GATOR” BAGS FOR WATERING TREES IN AREAS NOT UNDER IRRIGATION.**

- **DETRIMENTAL SUBSOIL DRAINAGE CONDITIONS, USE SOIL SIMILAR TO MANUFACTURERS RECOMMENDATIONS, FOR AREAS NOT UNDER IRRIGATION.**

- **TREES WILL BE PLANTED IN AccordANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. ALL TREES MUST MEET THE AMERICAN STANDARD FOR NURSERY STOCK.**

- **NO TRESPASSING/TREE PROTECTION:**
  - OWNER.

- **ADDRESS:**
  - RALEIGH, NC 27612
  - 10.04.2017

- **www.stewartinc.com**

- **SCALE:** 1/50
LANDSCAPING NOTES:

1. VERIFY ALL QUANTITIES AND REPORT ANY SHORTCOMINGS OR ERRORS TO THE LANDSCAPE ARCHITECT PRIOR TO REQUESTING PAYMENT.

2. LANDSCAPING WORK MUST INCLUDE THE PLANTING, INSTALLATION, AND MAINTENANCE OF THE UNDERSTORY AND CANOPY TREES TO MEET THE REQUIREMENTS OF THE LANDSCAPE ARCHITECT.

3. UNDERSTORY TREES AND CANOPY TREES ARE TO BE PLANTED IN THE MANNER OF THE LANDSCAPE ARCHITECT.

4. LANDSCAPING SMALL PLOT LOCATIONS MAY BE FOUND ON THE SHEET L1.02. LANDSCAPING IN SMALL PLOT LOCATIONS MAY BE REQUIRED TO MEET THE REQUIREMENTS OF THE LANDSCAPE ARCHITECT.

5. LANDSCAPING TIMES MUST BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT.

6. ARCSIDE/CHICKASAW HICKORY/TULIP TREE/ROSE/CHERRY/CHERRY/ELM/TULIP TREE/TULIP TREE

7. PONC HUMM/CHICKASAW HICKORY

8. PONC HUMM/CHICKASAW HICKORY

9. SNOW PINE/THREE NEEVES

10. SNOW PINE/THREE NEEVES

11. SNOW PINE/THREE NEEVES

12. SNOW PINE/THREE NEEVES

13. SNOW PINE/THREE NEEVES

14. SNOW PINE/THREE NEEVES

15. SNOW PINE/THREE NEEVES

16. SNOW PINE/THREE NEEVES

17. SNOW PINE/THREE NEEVES

18. SNOW PINE/THREE NEEVES

19. SNOW PINE/THREE NEEVES

20. SNOW PINE/THREE NEEVES

STORYBOARD

UNDERSTORY TREES

20' O.C. AVERAGE (TYP.)

6+00

5+50

4+50

4+00

W

W

T

T

(1) ULAP SURFACE: ~ 219.5

(1) NYSY

(1) TAAF

SURFACE: ~ 220.5

(1) ULAP

PIPE INVERT: ~ 215.75

PIPE COVERAGE UNDER 3'

40.0'

40.0'

15.0'

15.0'

ATLANTIC AVENUE

EASEMENT

1. QUANTITIES SHOWN ARE FOR THE ENTIRE SITE

* Note: All landscape trees are to receive a minimum of 1% aggregate volume.

TRESPASSING/TREE PROTECTION AREA/PROHIBIDO ENTRAR / ZONA PROTECTORA DE ÁRBOLES

STABILIZATION IS NECESSARY SEE STAKING IN TREE DETAIL, STAKING SHOULD BE REMOVED BY CONTRACTOR AT END OF ONE YEAR WARRANTY PERIOD OR AS DIRECTED BY GROUNDS MANAGEMENT.

ORANGE FLAGGING TAPE SHOULD BE ATTACHED TO SUPPORT WIRE.

STAKING SHOULD BE REMOVED BY CONTRACTOR AT END OF ONE YEAR WARRANTY PERIOD OR AS DIRECTED BY GROUNDS MANAGEMENT.

LANDSCAPING/C.O. STANDARDS NOTE: ALL LANDSCAPING MUST BE PLANTED IN A MANNER THAT IS CONFORMING TO THE LANDSCAPE STANDARDS OF THE JURISDICTION HAVING AUTHORITY.

CONTRACTOR IS RESPONSIBLE FOR KEEPING THE TREE PROTECTION AREA CLEAN AND TRIMMED. CONTRACTOR SHALL NOTIFY LANDSCAPE ENGINEER PRIOR TO REQUESTING PAYMENT.

LEAK TRESPASSER OR VIOLATOR ACCORDING TO ARTICLE 11, NORTH CAROLINA STATE CRIMINAL CODE.

LANDSCAPING IS STANDARDIZED TO ALL LANDSCAPING TO BE ACCREDITED TO A CERTIFICATE OF COMPLIANCE. CONTRACTOR IS RESPONSIBLE TO NOTIFY LANDSCAPE ENGINEER PRIOR TO REQUESTING PAYMENT.

NOTE: LANDSCAPING IS TO BE PLANTED IN A MANNER THAT IS CONFORMING TO THE LANDSCAPE STANDARDS OF THE JURISDICTION HAVING AUTHORITY. CONTRACTOR IS RESPONSIBLE FOR KEEPING THE TREE PROTECTION AREA CLEAN AND TRIMMED. CONTRACTOR SHALL NOTIFY LANDSCAPE ENGINEER PRIOR TO REQUESTING PAYMENT.
LANDSCAPING NOTES:

1. VERIFY ALL QUANTITIES AND REPORT ANY DISCRIMINATIONS OR MARGINALIES IN THE PLANS TO THE OWNER AND ENGAGE IN MAIL-PLACE PLANTING. ONLY PLANTING MATERIALS IN THE PROJECT AREA.

2. THE LANDSCAPE CONTRACTOR IS REQUIRED TO PACKAGE THE LANDSCAPING MATERIALS FROM THE VENDOR IN APPROVED CONSTRUCTION BAGS. ALL PLANTING MATERIALS MUST BE DELIVERED TO THE SITE IN THE HOOD PROCESS.

3. LANDSCAPING MATERIALS MUST BE PLANTED IMMEDIATELY AFTER DELIVERY TO THE SITE. ALL PLANTING MATERIALS MUST BE PLANTED IMMEDIATELY AFTER DELIVERY TO THE SITE.

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PLANTING DETAILS

PLANTING NOTES:

1. Provide site plans for all projects showing tree locations, species, and root ball placement.
2. Prior to planting, trees shall be dug to the proper depth and diameter, including the root ball.
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TRUNK CALIPER SHALL MEET THE DOWNHILL SIDE OF THE ROUND-TOPPED SOIL BERM.

TREE ON SLOPE

TREE PROTECTION FENCING MUST BE INSTALLED AT A MINIMUM RADIUS OF THE CRITICAL ROOT ZONE.

NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS.
   (POSITIVE DRAINAGE AWAY FROM PIT)
2. THE TREE PROTECTION FENCING MUST REMAIN IN PLACE FOR THE DURATION OF THE PROJECT
   (SEE DETAIL TPP-02 FOR EXAMPLES)
3. SETTLE THE SOIL.
   WATER AROUND THE ROOT BALL TO \(4" - 6"\) DEEPER THAN ROOT BALL
4. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50'
   ON CENTER FOR THE REMAINDER
5. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTED AREA.
6. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH BASED ON ACTUAL FIELD CONDITIONS.
7. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH BASED ON ACTUAL FIELD CONDITIONS.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPT
URBAN FORESTER:
CULTURAL RESOURCES DEPARTMENT
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV


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<td>1</td>
<td>12.21.2017</td>
<td>RESPONSE TO COMMENTS</td>
</tr>
<tr>
<td>2</td>
<td>05.30.2019</td>
<td>RESPONSE TO COMMENTS</td>
</tr>
<tr>
<td>3</td>
<td>10.04.2017</td>
<td>RESPONSE TO COMMENTS</td>
</tr>
</tbody>
</table>

SCALE: N.T.S.

LANDSCAPE DETAILS
LOT 1 - WEST ELEVATION AREA

WEST ELEVATION TRANSPARENCY
(FLOOR 1 MEASURED OFF ATLANTIC AVE)
FLOOR 1 WALL AREA: 2937 SQ. FT.
FLOOR 1 TRANSPARENCY: 1637 SQ. FT.
FLOOR 1 RATIO: 56%
56% > 50% REQ, COMPLIES

LOT 1 - NORTH ELEVATION AREA

NORTH ELEVATION TRANSPARENCY
FLOOR 1 WALL AREA: 2680 SQ. FT.
FLOOR 1 TRANSPARENCY: 1705 SQ. FT.
FLOOR 1 RATIO: 64%
64% > 50% REQ, COMPLIES

FLOOR 2 WALL AREA: 3333 SQ. FT.
FLOOR 2 TRANSPARENCY: 1764 SQ. FT.
FLOOR 2 RATIO: 53%
53% > 20% REQ, COMPLIES
LOT 1 - EAST ELEVATION AREA

EAST ELEVATION TRANSPARENCY
FLOOR 1 WALL AREA: 3443 SQ. FT.
FLOOR 1 TRANSPARENCY: 2440 SQ. FT.
FLOOR 1 RATIO: 71%
71% > 50% REQ, COMPLIES

FLOOR 2 WALL AREA: 4127 SQ. FT.
FLOOR 2 TRANSPARENCY: 1576 SQ. FT.
FLOOR 2 RATIO: 38%
38% > 20% REQ, COMPLIES

LOT 1 - SOUTH ELEVATION AREA

SOUTH ELEVATION TRANSPARENCY
FLOOR 1 WALL AREA: 2680 SQ. FT.
FLOOR 1 TRANSPARENCY: 1506 SQ. FT.
FLOOR 1 RATIO: 56%
56% > 50% REQ, COMPLIES

FLOOR 2 WALL AREA: 3639 SQ. FT.
FLOOR 2 TRANSPARENCY: 1765 SQ. FT.
FLOOR 2 RATIO: 49%
49% > 20% REQ, COMPLIES
PARKING PLAN

TOTAL PARKING CALCULATIONS

TOTAL SPACES: 682
- STANDARD SPACES: 668
- ADA SPACES REQUIRED: 14**

**ADA SPACES REQ'D: GREATER OF 2% TOTAL PARKING OR TYPE A UNITS

(682 x .02) = 13.6

TYPE 'A' UNITS = 12

**(14) ADA SPACES REQUIRED, (14) PROVIDED

ADA SPACES INCLUDE (3) VAN AND (11) STANDARD;

(40) BIKE SPACES REQUIRED, (52) PROVIDED

GROUND LEVEL P1 PARKING

TOTAL SPACES: 23
- STANDARD SPACES: 21
- ADA SPACES: 2 VAN
- BIKE SPACES: 0

CLIENT: Vicinity map:
Vicinity map:

ISSUED FOR:

PROJECT:

PROJECT NUMBER:

DATE:

DRAWN BY:

APPROVED BY:

PROJECT:

DATE:

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

ARCHITECTS:

ATLANTIC AVE
CAPITAL BLVD
HODGES ST
223 S. WEST ST., SUITE 1100
RALEIGH, NC 27603
T: 919.380.8750

NORTH RALEIGH IRON WORKS PHASE 1

ADMINISTRATIVE SITE

PRELIMINARY - DO NOT USE FOR CONSTRUCTION
SPS PARKING PLAN - 02 SECOND FLOOR / MEZZANINE FLOOR

TOTAL SPACES: 98
- STANDARD SPACES: 96
- ADA SPACES: 2
- BIKE SPACES: 10

PARKING PLAN

ADMINISTRATIVE SITE
SPS PARKING PLAN - 06 SIXTH FLOOR

TOTAL SPACES: 98
STANDARD SPACES: 96
ADA SPACES: 2

10.04.2017
CL, KW
SEVENTH FLOOR PARKING
TOTAL SPACES: 80
STANDARD SPACES: 79
ADA SPACES: 1